



- Prime North Colchester Position
- Impressive Linked Detached Family Home
- Close To Colchester's Country Park & Squirrels Field
- Downstairs Cloakroom
- Reception Room With Bay Window
- Open Plan Kitchen-Diner
- Master Bedroom With En-Suite Shower & Two Further Bedrooms
- En-Suite Shower Room & Family Bathroom Suite
- Private & Enclosed Rear Garden
- Off Road Parking & Garage

## 16 Weetmans Drive, Colchester, Essex. CO4 9EA.

Sitting on a corner plot and within striking distance of one of Colchester's most reputable secondary school 'The Gilbert' (recently rated 'Outstanding' by Ofsted) sits this impressive three bedroom link-detached family home. Within easy reach of Colchester's picturesque Highwoods Country Park and a short walk away from Highwoods Square, it offers a range of useful amenities close by, whilst being pleasantly positioned in a peaceful residential neighbourhood. Complete with off road parking, garage and a private enclosed rear garden - this home must be viewed to be appreciated in its entirety.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs to first floor, wood effect laminate flooring, large under stairs storage cupboard, radiator, further doors to:

### Downstairs Cloakroom

Low level W.C, wash hand basin, radiator

### Reception Room



15' 7" x 10' 11" (4.75m x 3.33m) UPVC window to front aspect, UPVC bay window to side aspect, radiator, variety of communication input/output, wood effect laminate flooring

## Kitchen-Diner



15' 7" x 8' 10" (4.75m x 2.69m) UPVC window to front and side aspect, UPVC french doors to side aspect providing access to enclosed rear garden, space for dining table, variety of modern fitted base and eye level units with worksurfaces over, inset sink, drainer with taps over, splashback, inset electric fan assisted double oven and extractor fan over, inset gas hob, space for additional appliances, radiator, inset spotlights, wood effect laminate flooring

## First Floor

### First Floor Landing

Stairs to ground floor, loft access, further doors to:

### Principal Bedroom



11' 11" x 9' 3" (3.63m x 2.82m) UPVC window to side aspect, benefiting from built in wardrobes, radiator, further door to:

# Property Details.

## En-Suite Shower Room

UPVC window to front aspect, shower cubicle, low level W.C, chrome wall mounted heated towel rail, wall mounted wash hand basin, inset spotlights, extractor, 1/2 tiled walls

## Bedroom Two



8' 11" x 8' 6" (2.72m x 2.59m) UPVC window to side aspect, radiator

## Bedroom Three



8' 9" x 6' 9" (2.67m x 2.06m) UPVC window to front aspect, radiator, benefiting from built in wardrobe

## Family Bathroom Suite



UPVC window to front aspect, low level W.C, wall mounted wash hand basin, panel bath, chrome wall mounted heated towel rail, half tiled walls

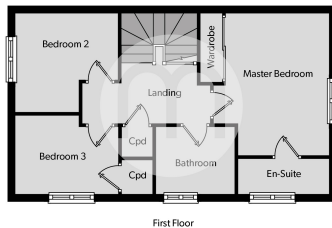
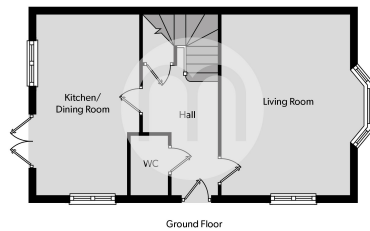
## Outside, Garden, Garage & Parking



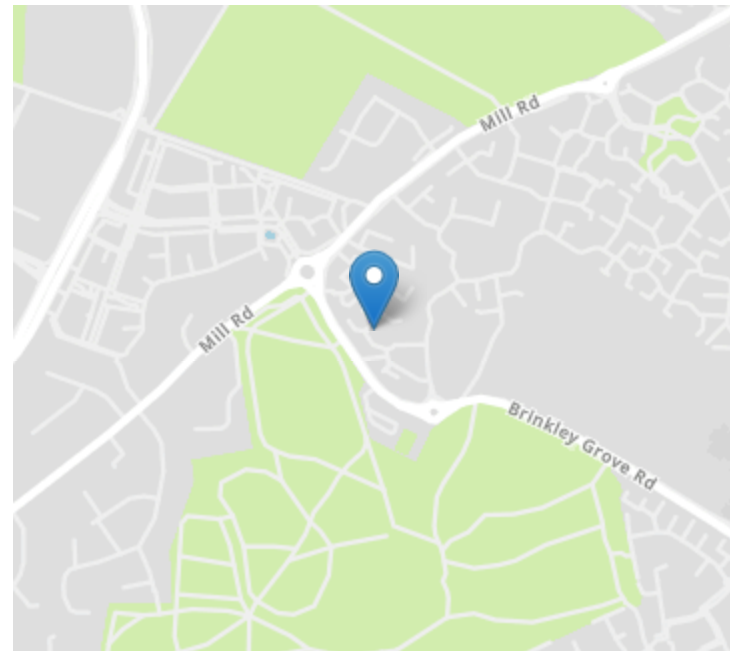
Outside, the garden has been re-imagined by the current owners to incorporate a children play pen with artificial lawn, whilst a further area presents itself as the ideal seating area for adults and entertaining. Off road parking is available on a private driveway for one vehicle and there is the added benefit of a garage. Further parking is accessible on road for both residents and visitors alike.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.