



- Three Bedroom Semi-Detached House
- North Colchester, Easy Access To Colchester's North Station
- Open Plan Living-Dining Room
- Modern Fitted Kitchen With High Gloss Units & Integrated Appliances
- Three Well Proportioned Bedrooms
- Fully Tiled Family Bathroom Suite
- Sizeable Rear Garden & Off Road Parking
- Garage

**38a Peto Avenue, Colchester, Essex.
CO4 5WJ.**

Guide Price £300,000 - £315,000 Set within a prime position and on Colchester's North Station's door step, is this beautiful three bedroom semi-detached, family home. Ideal for the everyday family and within striking distance of Turner Rise retail park this much loved home is presented to market in good order. The ground floor accommodation comprises of an open plan living-dining room and a recently fitted modern high gloss kitchen, complete with integrated appliances and tiled splash backs. There is the added benefit of a large conservatory to the rear, featuring full double glazing throughout. The first floor allows for a modern tiled family bathroom suite and three well proportioned bedrooms.



Property Details.

Ground Floor

Entrance Hall

UPVC window to side aspect, UPVC door to front aspect, radiator, stairs to first floor, wood effect laminate flooring throughout, further doors to:

Cloakroom

UPVC window to side aspect, radiator, wash hand basin, W.C

Living Room



13' 7" x 12' 2" (4.14m x 3.71m) UPVC window to front aspect, radiator, variety of communication input/output, door to:

Dining Room



10' 10" x 7' 6" (3.30m x 2.29m) UPVC retractable doors to rear aspect (leading to conservatory), radiator, doorway to:

Kitchen



10' 9" x 7' 8" (3.28m x 2.34m) Range of fitted high gloss modern base and eye level units with roll top working surfaces over, integrated Neff Oven, inset four ring BOSCH hob with extractor fan over, integrated fridge/freezer, space for further appliances, UPVC door to side aspect, UPVC window to rear aspect, under stairs storage cupboard, radiator, tiled floor throughout

Conservatory

14' 5" x 9' 7" (4.39m x 2.92m) UPVC windows to side and rear aspect, UPVC doors to rear aspect, electric points, wood effect laminate flooring

First Floor

First Floor Landing

UPVC window to side aspect, loft access, airing cupboard, further doors to:

Family Bathroom



Tiled family bathroom suite comprising of, W.C, wash hand basin, panel bath with shower over and screen, chrome wall mounted heated towel rail, tiled flooring, UPVC window to rear aspect

Property Details.

Master Bedroom



13' 7" x 8' 9" (4.14m x 2.67m) UPVC window to front aspect, radiator

Bedroom Two



11' 0" x 8' 10" (3.35m x 2.69m) UPVC window to rear aspect, radiator

Bedroom Three



9' 10" x 7' 3" (3.00m x 2.21m) UPVC window to front aspect, radiator, storage cupboard

Outside, Garage & Parking

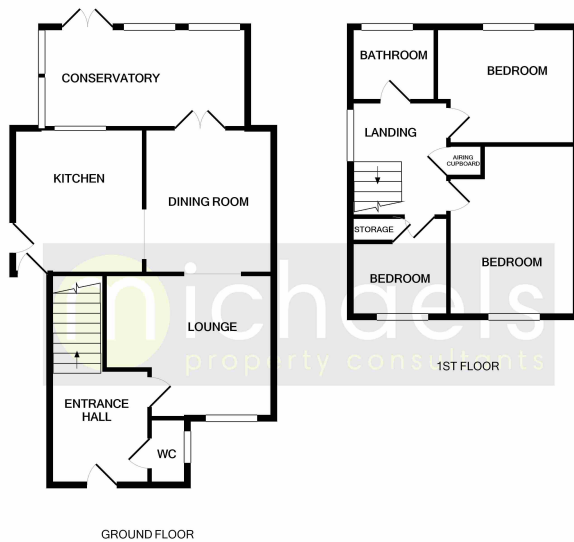


This property benefits from a well proportioned rear garden, which commences with a recently laid patio area, with steps down on to a large area laid to lawn. The boundaries are formed by panel fencing and there is a garden shed to the rear of the garden (to remain). There is a gate providing side access and the benefit of an outdoor tap.

Positioned to the rear of the property, there is a garage with up and over door and off road parking for one vehicle.

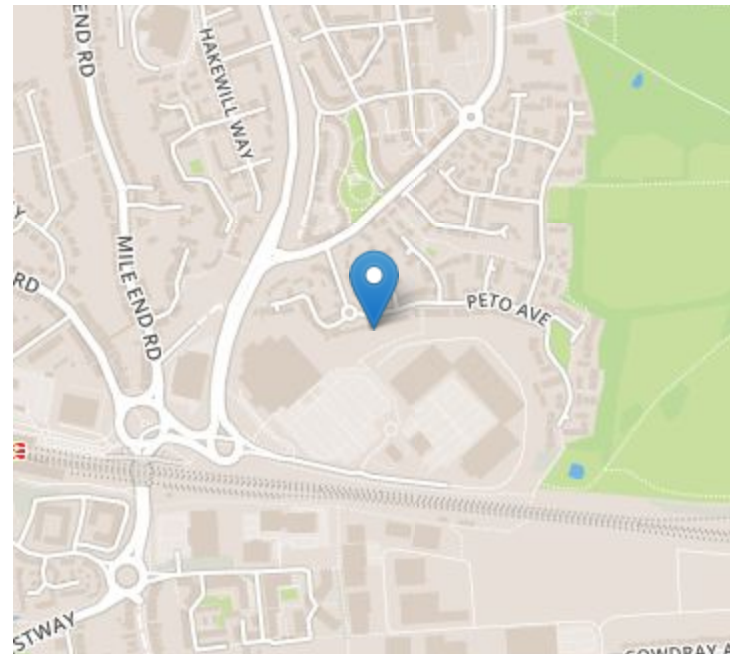
Property Details.

Floorplans

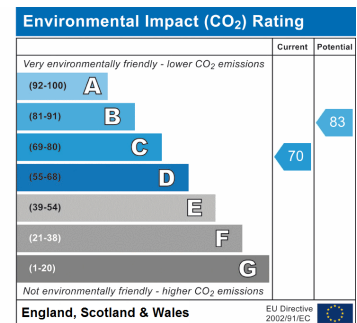
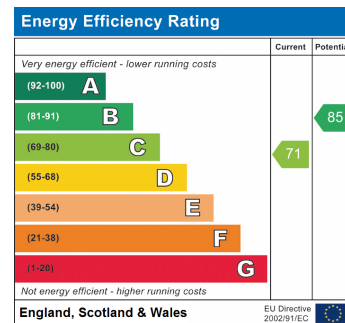


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.