



- An Outstanding Detached Home
- Four Generous Bedrooms
- Modern Fitted Kitchen
- Recently Re-Fitted Bathroom
- Sizeable Plot With Beautiful Landscaped Gardens
- Detached Office
- Private Driveway And Garage

**17 Dunnock Way, Colchester, Essex.
CO4 3UP.**

An outstanding four bedroom detached family home, situated in a pleasant cul-de-sac in 'Longridge', maintained to an excellent standard and upgraded by the current vendors to a high specification throughout. This house features four well proportioned bedrooms, ideal for the expanding family and a beautiful modern fitted kitchen and bathroom suite. There is also the rare addition of an outdoor office space consisting of full power, internet connection, heating and is fully double glazed allowing any prospective to purchaser to utilise it to their personal preference.



Property Details.

Ground Floor

Entrance Hall

5' 9" x 4' 5" (1.75m x 1.35m) UPVC window and door to front aspect, engineered wood flooring, under stairs storage cupboard, internal double doors to:

Hallway

9' 1" x 10' 6" (2.77m x 3.20m) Stairs to first floor, engineered wood flooring, double doors to entrance porch, radiator, smoke alarm, doors to:

WC

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

Kitchen



12' 4" x 10' 4" (3.76m x 3.15m) UPVC window to rear aspect, variety of modern fitted base and eye level units with working surfaces over, inset stainless steel sink, drainer and half drainer with mixer tap, eye level units, integrated fridge/freezer, rangemaster oven with extractor fan over, under counter space for washing machine, UPVC door to side aspect providing access to garden, integrated dish washer, soft closing draw units.

Living Room/Dining Room



21' 4" x 21' 6" (6.50m x 6.55m) UPVC window to front aspect, two radiators, gas feature fireplace with marble hearth, UPVC sliding doors to rear aspect providing access to rear garden, variety of television and telephone points.

First Floor

First Floor Landing

Stairs to ground floor, UPVC window to front aspect, loft hatch above, smoke alarm, airing cupboard with shelving, doors to:

Master Bedroom



12' 7" x 10' 7" (3.84m x 3.23m) UPVC window to rear aspect, radiator, telephone point.

Property Details.

Bedroom Two



10' 8" x 10' 7" (3.25m x 3.23m) UPVC to front aspect, radiator.

Bedroom Three

8' 9" x 10' 6" (2.67m x 3.20m) UPVC to front aspect, radiator.

Bedroom Four

10' 8" x 8' 1" (3.25m x 2.46m) UPVC to rear aspect, radiator.

Family Bathroom



Chrome wall mounted towel radiator, bath with mixer tap and tiled wall behind with shower screen attached and electric shower over, enclosed cistern WC, vanity basin, UPVC to rear aspect,

Outside Office



Accessible from outside/to the side of the property and currently used by the vendors as a fully equipped home office with full power, sky light, space for free standing fridge/freezer, heating and full double glazing, the rear of the garage has been extended to create an additional space which could be utilised by any new owner to a variety of different uses. It is important to note that the size of the existing garage has not been altered therefore there is still the added benefit of a garage with full power connected.

Outside

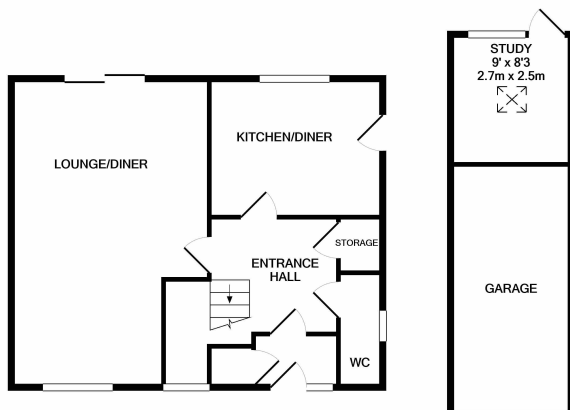


The property sits on an attractive plot and benefits from a large rear garden comprising of a large paved patio area, with the rest of the garden being raised slightly with steps leading to a section predominately laid to lawn. Further steps lead to the top section of the garden which has been landscaped and now offers a large decking area. To side of the property there is a shed to remain.

The property has also an attractive front garden predominately laid to lawn, with steps leading up to the entrance door of the house. There is ample off road parking for multiple cars and access to the garage with an up and over door. There is also a gate providing side access to the property.

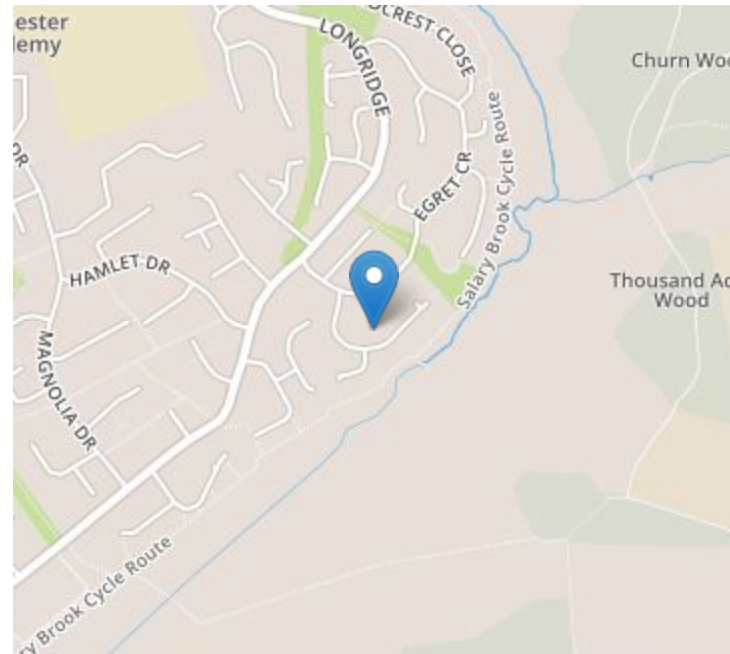
Property Details.

Floorplans

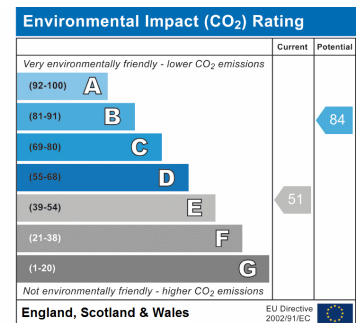
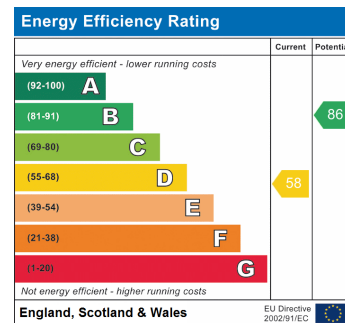


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.