



- Well Presented Semi Detached Home
- Three Bedrooms
- Conservatory
- Generous Lounge
- First Floor Bathroom
- Sizeable Rear Garden
- Off Road Parking

11 Nightingale Close, Colchester, Essex. CO4 3XS.

A three bedroom extended semi detached house situated in Longridge Park to the North/East of Colchester, conveniently located just over a mile from Hythe Station with direct mainline link to Liverpool Street, within close proximity to the thriving Essex university and excellent access to nearby sought after schools, shops and amenities. The ground floor boasts an entrance hall which leads through to the generous lounge, which has double doors to the kitchen area. The kitchen benefits from matching eye level and base units as well as space for various kitchen appliances. The property has been extended and now offers a conservatory to the rear which is currently being used as a dining room.



Property Details.

Entrance Hall

Entrance Hall

With window to side, radiator, stairs rising to first floor, door to;

Lounge



12' 7" x 12' 5" (3.84m x 3.78m) With window to front, radiator, electric feature fireplace, TV point, double doors to;

Kitchen



16' 0" x 8' 0" (4.88m x 2.44m) With window to side, tiled floor, a range of matching eye level and base unit with drawers and worktops over, inset one and a half sink and drainer, space for kitchen appliances, single door and French doors to rear.

Conservatory



14' 5" x 9' 8" (4.39m x 2.95m) Brick plinth and UPVC construction with French doors to side.

First Floor

Landing

With window to side, loft access, storage cupboard, doors to;

Bedroom One



9' 6" x 9' 1" (2.90m x 2.77m) With window to front, radiator, built in wardrobe.

Property Details.

Bedroom Two



9' 5" x 8' 8" (2.87m x 2.64m) With window to rear, radiator.

Bedroom Three



6' 5" x 6' 4" (1.96m x 1.93m) With window to front, radiator, built in cupboard.

Bathroom



With obscure window to rear, radiator, low level WC, wash hand basin, bath with shower over.

Outside

Garden



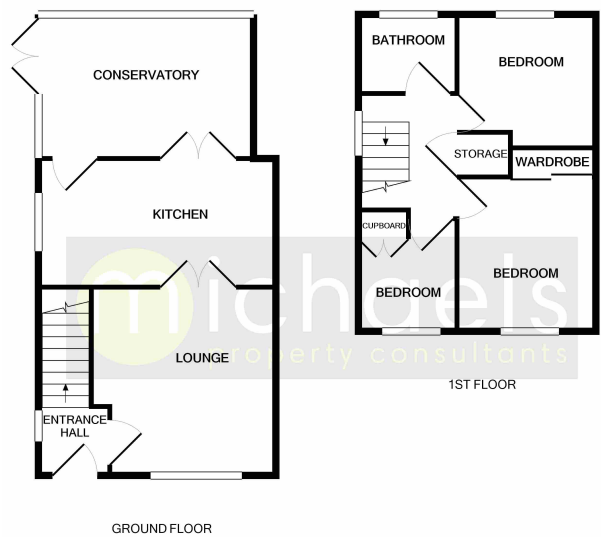
A sizeable rear garden enclosed by fencing and brick walling offering side access, patio area which leads to lawn and a garden shed to remain.

Driveway

Located to the left of the property providing off road parking.

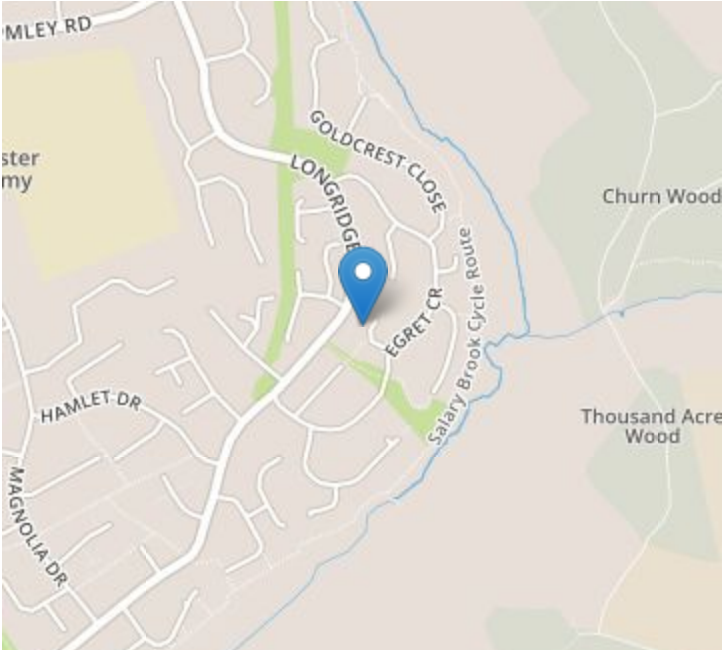
Property Details.

Floorplans

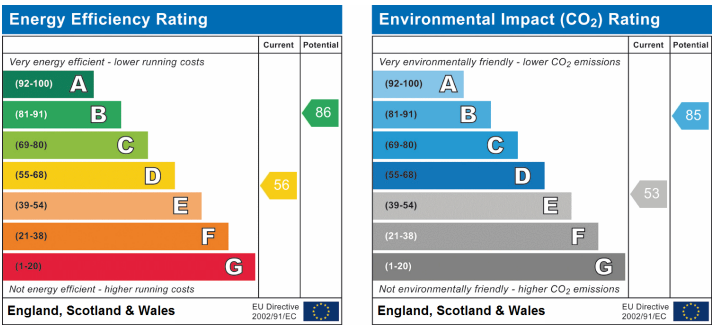


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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