



- Situated To The West Of Colchester
- Close To Local Schools, Shops, Amenities & Transport Links
- Spacious Accommodation
- Four Bedroom End Of Terrace House
- Versatile Four Bedroom House
- Conservatory
- Cul-De-Sac Position
- Extended
- Generous Living Room

**13 De Burgh Road, Colchester, Essex.
CO3 9BQ.**

Residing in the ever popular Lexden area, lies this well-appointed four-bedroom end of terrace house located on De Burgh Road. This charming home offers a wealth of space and modern features throughout, boasting a large garden and expansive plot. Upon entering the property, you are greeted by a warm and inviting atmosphere. The ground floor comprises a spacious and bright living room, perfect for relaxation and entertainment. Completing this impressive ground floor, features a spacious kitchen area with a range of stylish units with fitted appliances and a ground floor bedroom, which could easily be converted into a reception room.



Property Details.

Ground Floor

Entrance Hallway

Entrance door into porch way, door leading to:

Kitchen/Breakfast Area

15' x 9' 8" (4.57m x 2.95m) UPVC window to rear aspect and double glazed door to rear garden. Kitchen comprising of one and a half bowl sink unit inset to work surface with cupboards beneath, additional adjacent work surface with appliance storage, drawers and cupboards under, matching range of eye level wall mounted units. Splash tiling, plumbing for washing machine, radiator.

Living Room



16' 5" x 15' 3" (5m x 4.65m) UPVC windows to front and side aspect and double glazed French doors leading to garden, two radiators.

Bedroom Four



15' x 10' 11" (4.57m x 3.33m) UPVC windows to front and rear aspect, radiator, storage cupboard beneath stairs.

First Floor

Landing

UPVC window to front aspect, radiator, access to loft space.

Bedroom One



12' 2" x 10' 11" (3.71m x 3.33m) UPVC window to rear and Velux style double glazed window to side, radiator.

En Suite



Suite comprising of; corner style bath, pedestal wash hand basin and low level WC. Obscure double glazed window to side, radiator.

Property Details.

Bedroom Two



9' 7" x 7' 2" (2.92m x 2.18m) UPVC windows to front and rear aspect, radiator, built in wardrobe.

Bedroom Three



15' x 11' 1" (4.57m x 3.38m) UPVC window to rear aspect, radiator.

Shower Room



Obscure double glazed window to front aspect. Suite comprising of; independent tiled shower cubicle, pedestal wash hand basin and low level WC. Tiled flooring.

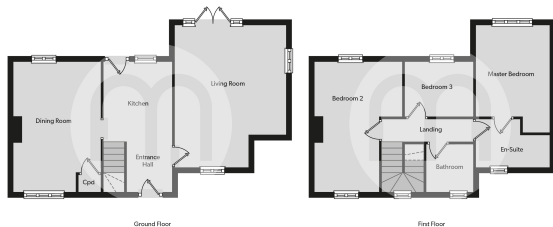
Outside



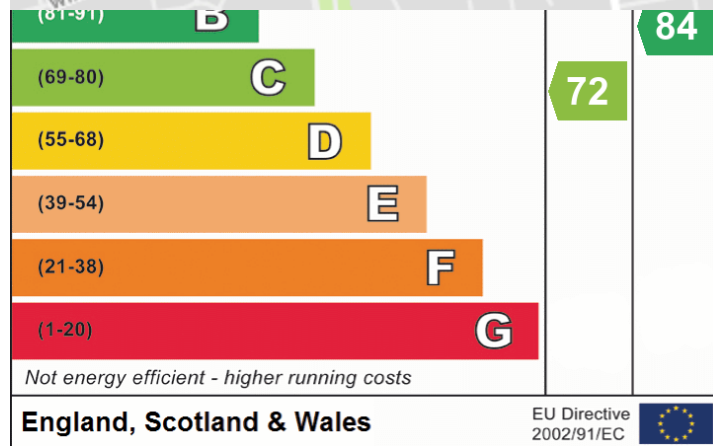
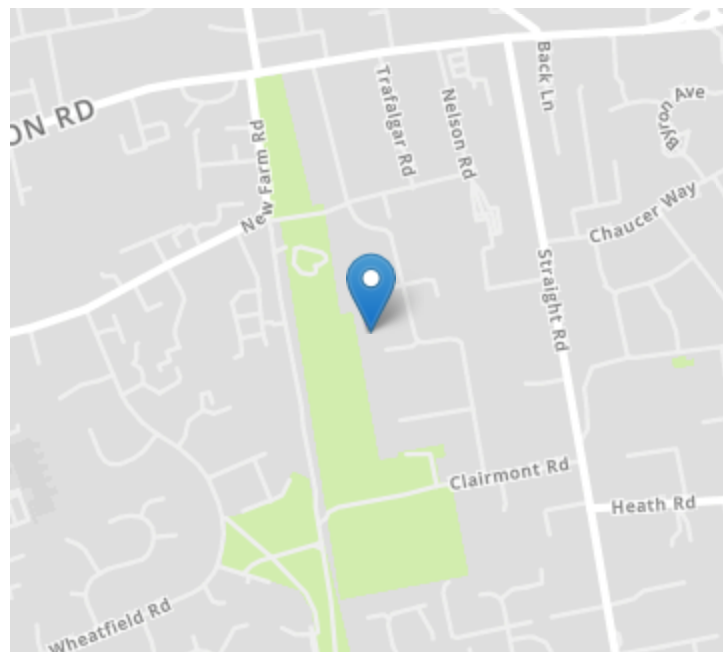
Rear garden extending to side being laid to lawn and enclosed by panel fencing, flowerbeds and shrubs, wooden storage shed which we understand from the vendor is to remain. To the front offers parking bays which are on a first come first serve basis.

Property Details.

Floorplans



Location



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.