



- **\*\*Guide Price £325,000 - £350,000\*\***
- Four Bedroom Semi-Detached Family Home
- Reception Room
- Dining Room
- Ground Floor Family Bathroom
- Modern Fitted Kitchen & Utility Room
- First Floor Shower Room & W.C.
- Four Well-Proportioned Bedrooms
- Private & Enclosed Rear Garden
- Parking & Garage

## 28 Cape Close, Prettygate, Colchester, Essex. CO3 4LX.

**\*\*Guide Price £325,000 - £350,000\*\*** Situated in the heart of Prettygate and commanding a favourable position along a peaceful walkway sits this spacious four bedroom semi-detached family home. Residing within a desirable neighbourhood and within moments of an array of useful amenities ranging from; a local co-operative store, doctors/dentist surgery, coffee shop and library. A choice of reputable primary and secondary educational choices are also on offer and within easy reach. Finally, it is supported by an excellent bus network providing direct access to Colchester's colourful and historic city centre.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, radiator, tiled floor, stairs to first floor, doors and access to:

### Ground Floor Bathroom



Family bathroom suite comprising of; panel bath with contrasting shower hose attachment, pedestal wall mounted wash hand basin, W.C, geometric walls, tiled floor, window to side aspect

### Reception Room



17' 4" x 10' 3" (5.28m x 3.12m) Window to front aspect, feature fireplace with geometric surround, radiator, communication points, internal double doors leading to:

### Dining Room



12' 9" x 8' 3" (3.89m x 2.51m) Retractable patio doors to rear aspect, tiled floor, radiator, access to:

### Kitchen



15' 6" x 10' 2" (4.72m x 3.10m) A fitted kitchen comprising of a range of modern high gloss base and eye level units with wood grain effect worksurfaces over, inset hob with extractor fan over, inset oven and grill, contrasting brick tiled splashback, inset sink, drainer and mixer tap over, drawer under, space for fridge/freezer & further appliance, tiled floor, window to side aspect, access and opening to:

### Utility Room

Continued base level units with contrasting brick tiled splashback, wall mounted gas boiler, space for washing machine, drawers under, radiator, tiled floor continued, window to rear aspect, glazed door to side aspect leading to rear garden

## First Floor

### First Floor Landing

Stairs to ground floor, access to:

# Property Details.

## Master Bedroom



10' 4" x 9' 8" (3.15m x 2.95m) Window to front aspect, radiator

## Bedroom Two



9' 7" x 7' 2" (2.92m x 2.18m) Window to front aspect, radiator

## Bedroom Three



8' 7" x 7' 3" (2.62m x 2.21m) Window to rear aspect, radiator

## Bedroom Four

7' 8" x 7' 4" (2.34m x 2.24m) Window to rear aspect, radiator

## First Floor Shower Room



5' 9" x 4' 6" (1.75m x 1.37m) Tiled walls & floor, pedestal wash hand basin, W.C., shower cubicle with tiled wall finish, chrome wall mounted towel rail, velux style window above

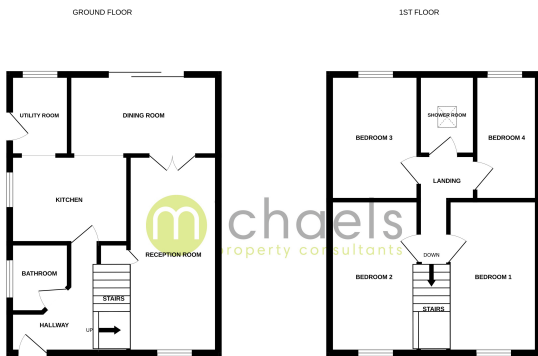
## Outside, Garden, Garage & Parking



Outside, the property offers itself to further enhancement and extension (subject to the relevant planning permission), with an impressive section of side garden predominately laid to lawn. Further highlights of the garden including a raised wooden decked patio area, off road parking on a private block paved driveway (accessible via imposing double timber gates from Jeffery Close) and a garage.

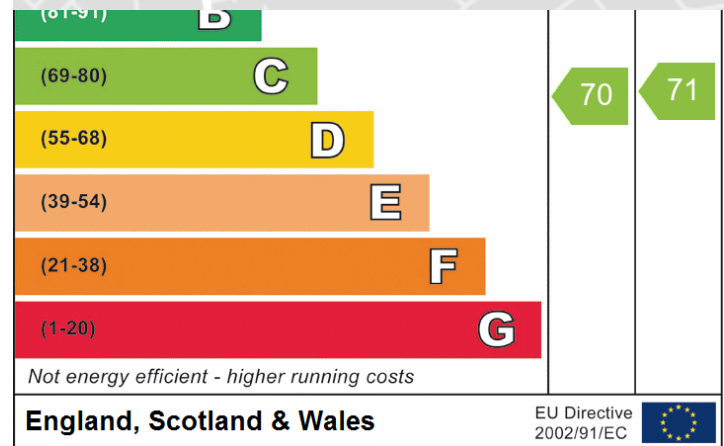
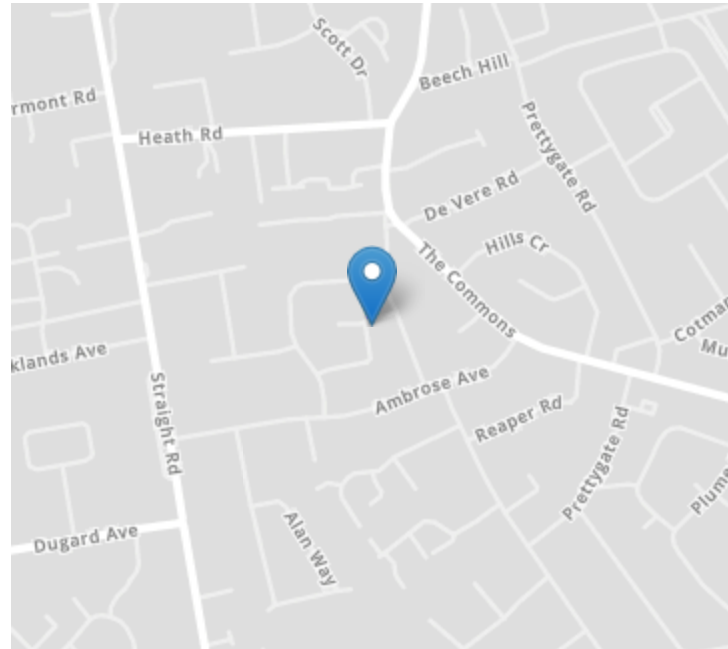
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, the accuracy of these floorplans cannot be guaranteed and the purchaser is advised to verify the accuracy of the floorplans at their own risk. The plans are for general guidance only and should not be used as a basis for the purchase of the property. The services, systems and appliances shown may not be tested and not guaranteed to be in full compliance with the relevant standards.

## 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.