



- Beautifully Presented Family Home
- Three First Floor Bedrooms & Ground Floor Bedroom
- Spacious Living Room
- Fully Fitted Kitchen
- Separate Dining Room
- Conservatory With French Doors To Garden
- Ground Floor Cloak Room & First Floor Bathroom
- Low Maintenance Garden
- Private Driveway

### 3 Shillito Close, Colchester, Essex. CO3 9XB.

A fantastic opportunity has arisen to purchase this spacious and deceptive four bedroom semi detached property, situated to the West of Colchester, in a peaceful cul-de-sac in the ever popular Westlands development offering an array of excellent local amenities and a wealth of great primary and secondary schooling, as well as fantastic access to the A12, Colchester North and Marks Tey Train Station, offering links to London Liverpool Street. This family home includes a entrance porch, large living room, separate dining room, fully fitted kitchen, a ground floor bedroom with a newly fitted cloak room and a UPVC conservatory.



# Property Details.

## Ground Floor

### Entrance Porch

Door leading to;

### Living Room



21' 0" x 10' 8" (6.40m x 3.25m) UPVC window to front aspect, stairs rising to first floor, TV and telephone points, wood effect flooring, double doors leading to the dining room, radiator.

### Bedroom Four/Study

16' 2" x 7' 8" (4.93m x 2.34m) UPVC bay window to front aspect, radiator, door leading to cloak room.

### Cloakroom

Low level WC, pedestal wash hand basin, extractor fan.

### Dining Room



12' 8" x 7' 8" (3.86m x 2.34m) UPVC window to rear aspect, radiator, door leading to kitchen.

## Kitchen



10' 0" x 7' 4" (3.05m x 2.24m) Range of base and eye level units with work surface over, corner sink with drainer, inset induction hob and electric oven, extractor hood over, plumbing for a washing machine and dishwasher, space for appliances, tile splash backs, door leading to conservatory.

## Conservatory



9' 5" x 9' 2" (2.87m x 2.79m) With brick base and UPVC to all aspects, door leading to garden.

## First Floor

### Landing

Loft access, generous storage cupboard housing boiler with power and light.

# Property Details.

## Bedroom One



14' 2" x 10' 2" (4.32m x 3.10m) UPVC window to front aspect, built in cupboard, radiator.

## Bedroom Two



10' 2" x 08' 7" (3.10m x 2.62m) UPVC window to front aspect, radiator.

## Bedroom Three

10' 8" x 7' 5" (3.25m x 2.26m) UPVC window to rear aspect, radiator.

## Bathroom



UPVC window to rear aspect, pedestal wash hand basin, p-shaped panel bath with shower over, chrome heated towel rail, fully tiled walls.

## Separate WC

UPVC window to rear, low level WC, part tiled walls.

## Outside

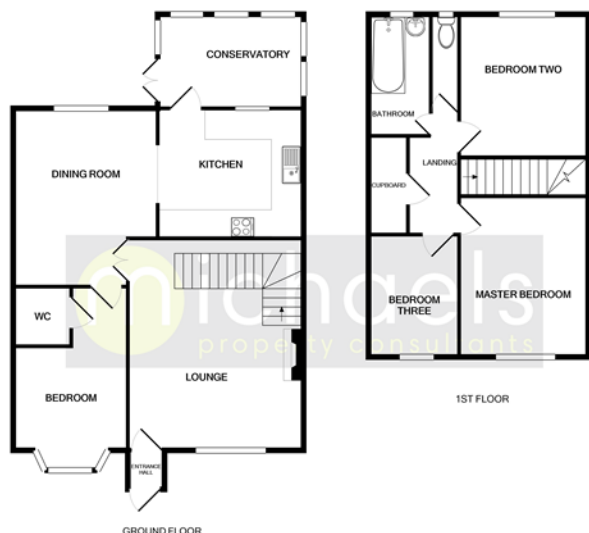


To the front of the property there is a private driveway offering off road parking for three cars, with a secure gate leading to the rear garden.

The low maintenance rear garden is predominately paved with shrub and tree surround, garden tap, shed to remain, fully enclosed by panel fencing.

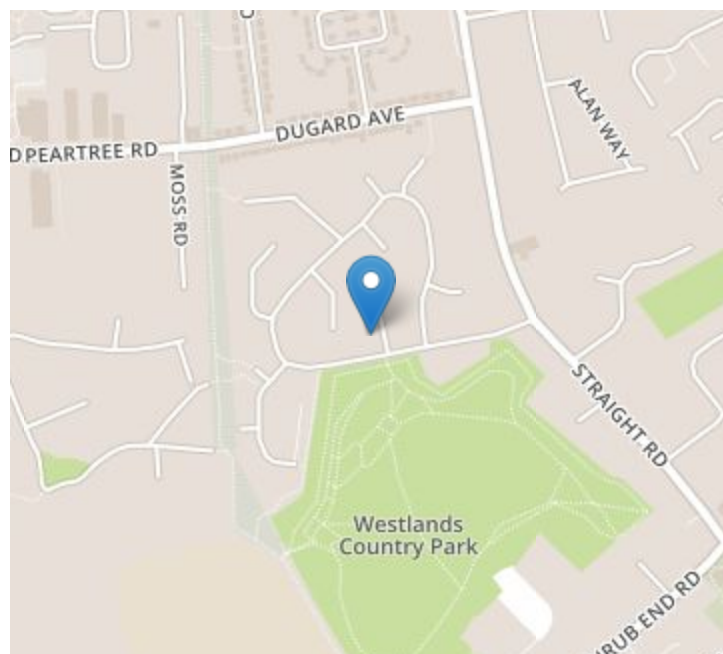
# Property Details.

## 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. The 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.