Fenn Wright

THE HOME OF PROPERTY



13 Jeffrey Close, Colchester, Essex, CO3 4LS

Guide Price: £375,000 Subject to Contract Freehold

Situated at the end of a quiet cul-de-sac in the heart of Prettygate is this extended three-bedroom semi-detached home offering spacious and well-presented accommodation throughout, a generous sized rear garden, off road parking and garage.

- No Onward Chain
- Extended Semi-Detached Home
- Three Generous Bedrooms
- Large Lounge
- Kitchen/Dining Room
- Utility Room
- Ground Floor Shower Room & First Floor Family Bathroom
- Well Maintained Private Garden
- Off Road Parking & Detached Garage

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Situated at the end of a quiet cul-de-sac in the heart of Prettygate is this extended three-bedroom semi-detached home offering spacious and well-presented accommodation throughout, a generous sized rear garden, off road parking and garage.

A double-glazed entrance door leads into the hallway with stairs heading up to the first floor and doors giving access to the kitchen/dining room, lounge, and ground floor shower room which comprises a shower cubicle, low level w/c, hand wash basin, and obscured window to the side aspect.

The lounge is located to the right of the property and stretches front to back with a double-glazed window to the front aspect, sliding patio doors out to the rear garden and a feature electric fireplace.

The dining area leads into the kitchen which has been fitted with matching base and eye level units, worktops with tiled splashbacks, an inset double stainless-steel sink with drawers under, large pantry cupboard, and integrated appliances such as a dishwasher, double oven, and a four-ring gas hob with extractor fan over.
The utility room has an additional worktop with space and plumbing under for appliances.

On the first floor, the landing gives access to all three bedrooms, family bathroom, loft hatch and a large storage cupboard.

Bedrooms one and two are both large double rooms with fitted wardrobes and an airing cupboard which houses the gas fired boiler whilst bedroom three overlooks the front of the property. The family bathroom has been fitted with a panelled bath, low level w/c, hand wash basin, fully tiled walls, and a double-glazed obscured window to the side.

Outside
To the front there is a driveway which allows off road parking for two/three cars and leads to the detached garage which has power/lighting connected and a manual up and over door. The generously sized and well-maintained rear garden is mainly laid to lawn with an array of mature and well-established trees, bushes, plants and shrubs with paths that lead to the patio area. A side gate allows access to and from the front.























Location
The property is situated in this popular residential location of Prettygate close to Philip Morant Secondary School, St. Benedicts and Stanway Secondary School is also a short distance away. Popular primary schools include Home Farm and Prettygate Primary. There are good shopping facilities nearby for day to day needs, and the A12 can be accessed London bound for the M25, stations in the city offer services for London's Liverpool Street.

Important information
Council Tax Band - C
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold.
EPC Rating - D

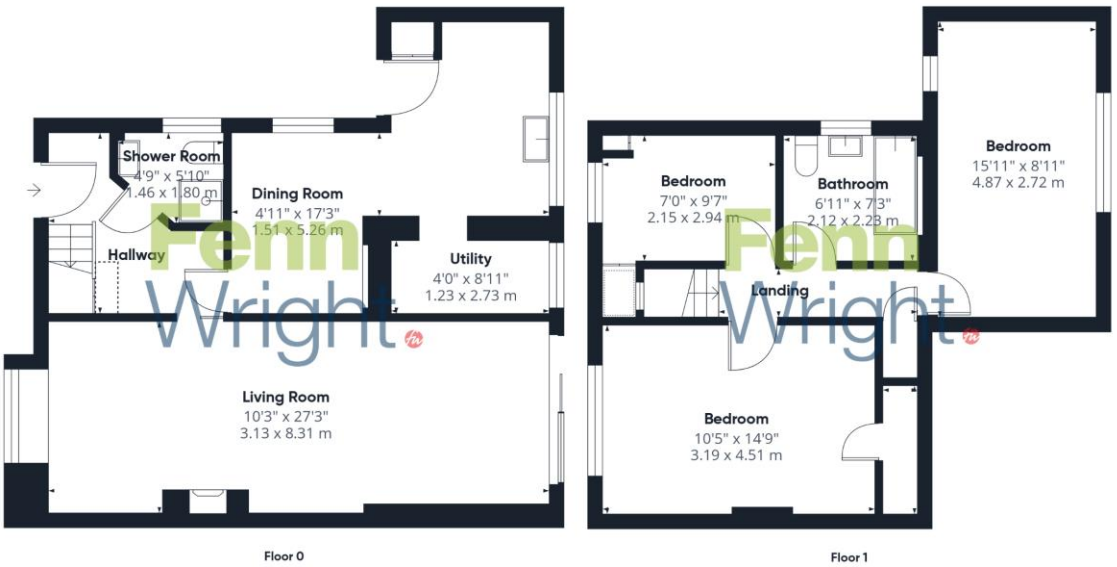
Directions
Please use postcode CO3 4LS for Satnav.





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13 Jeffrey Close
Colchester
Essex, CO3 4LS



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Approximate total area(1)
1048 ft²
97.4 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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