



53 Craven Drive, Colchester, Essex, CO4 9BE

Offers in the region of: £525,000 Subject to Contract - Freehold

Occupying a lovely position in this highly regarded residential area, a substantial three bedroom detached bungalow offering a spacious and well presented interior and benefitting from gas fired central heating, sun lounge and double width garage and parking for a number of cars.

- Spacious Detached Bungalow
- Lovely Position
- Three Bedrooms
- Two Receptions
- Luxury Fitted Kitchen
- Well Presented Interior
- Lovely Gardens
- Double Garage & Parking



Entrance door to entrance hall with shelved linen cupboard and access to loft space.

There is a substantial living room with arch leading onto the dining room having French doors giving access to the garden.

The rear facing sunroom provides a lovely and comfortable seating area with views over the garden and there is a high quality refitted kitchen having work surfaces with cupboards and drawers under, inset one and a half bowl sink, four ring electric hob with cooker hood over, built in double oven and grill, integrated fridge/freezer, fitted wall units, door to outside.

Bedroom one has a range of built in wardrobes, there are two additional bedrooms and a shower room with tiled shower cubicle, wash basin, low level WC and tiled walls.

Outside

The property is approached via a shared driveway (with a neighbouring property) leading to a substantial block paved driveway providing parking

for numerous vehicles and giving access to the double width garage with power and light points connected, two up and over doors.

To the rear of the property is an extensive paved patio area and flowerbeds, garden shed and there is a side garden with useful studio potential home office, the gardens provide a delightful setting to the property and are generally secluded.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC Rating - C

Ref - COL260834/GB

Directions

Please use postcode CO4 9BE for Satnav.



Consumer Protection Regulations 2008

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53 Craven Drive
Colchester
Essex, CO4 9BE



Floor 0 Building 1



Floor 0 Building 2

Floor 0 Building 3

**Fenn
Wright**

Approximate total area⁽¹⁾
1517 ft²
140.8 m²

(1) Excluding balconies and terraces

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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