

36 Gladwin Road, Colchester, CO2 7HS



Freehold

Guide Price

£525,000-

£550,000

Subject to contract

Beautifully presented

3 bedrooms

2 bathrooms

Lounge

Open plan kitchen/dining/family room



Some details

General information

A fabulous extended 1930's family home in this highly sought-after road, a short distance from Colchester town centre and Abbey Fields and close to Hamilton Road primary school. The property has been extended and modernised by the current owners to a high standard to include a fantastic kitchen/dining/family room to the rear and a spacious master bedroom with feature bay window and ensuite.

The accommodation comprises the original entrance door with leaded light stained glass panels with matching side window to the entrance hall with oak flooring, stairs to the first floor with cupboard under. The lounge to the front has a feature bay window, fireplace with log burner, oak flooring and picture rail.

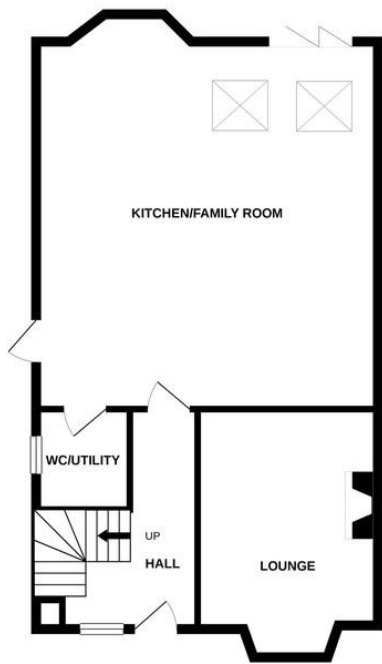
To the rear is the outstanding open plan kitchen/family/dining room with a range of modern fitted units with white gloss fronted cupboards and drawers and shaped Corian worksurfaces. Built-in appliances include a gas hob with extractor hood over, Siemens oven and combination oven with warming drawer, integrated fridge/freezer and dishwasher, inset sink with waste disposal unit and Quooker hot water tap. There is a breakfast bar area and underfloor heating and bi-fold doors leading onto the garden. An attractive feature of the room is the vaulted ceiling with solar powered remote velux windows with rain sensor. There is a door leading to the side and further door to the utility/cloakroom with hand basin, wc and plumbing for washing machine.

On the first floor are three double bedrooms all with oak flooring. The master bedroom is to the rear being part of the extension with a feature bay window, built-in double wardrobe and an ensuite with shower cubicle, wc and hand basin. Bedroom two has a bay window to the front and picture rail and bedroom three is to the rear and has a built-in double wardrobe. The bathroom is fitted with a contemporary modern suite of vanity unit with sink, wc, panel bath and a window to the side.

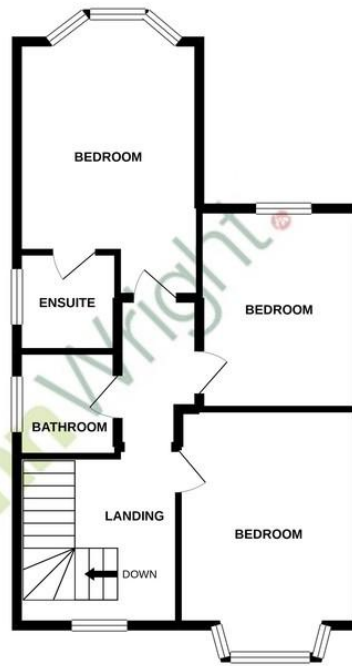


A 1930's family home with a double storey extension to the rear providing a stunning, spacious open plan kitchen/dining/family room. Within the garden is a detached ancillary building providing a bedroom/office with shower room.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Entrance hall

Lounge

12' 11" x 11' 10" (3.94m x 3.61m)

Kitchen/dining/family room

21' 9" x 20' 3" (6.63m x 6.17m)

Utility/cloakroom

5' 11" x 5' 6" (1.8m x 1.68m)

Bedroom one

12' 6" x 10' 6" (3.81m x 3.2m)

Ensuite

Bedroom two

13' 11" x 11' 10" (4.24m x 3.61m)

Bedroom three

11' 10" x 9' 11" (3.61m x 3.02m)

Bathroom

Ancillary accommodation

13' 11" x 8' 6" (4.24m x 2.59m) with shower room.



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The outside

To the rear of the property is a good sized garden commencing with a raised paved seating area retained by dwarf brick wall leading to the remainder of the garden which is laid to lawn, enclosed by fencing and approximately 80' - 100' in depth.

Within the garden is a detached brick building providing ancillary accommodation with double glazed windows, fully insulated, oak flooring, a bedroom or office and shower room with shower cubicle, hand basin and wc.

Location

The property is on the desirable Gladwin Road a short distance from the town centre and Abbey Fields with local shopping facilities nearby and close to Hamilton Road primary school. Colchester Town Station is a short distance away providing links to London Liverpool Street and the A12 is easily accessible. Nearby secondary schools include Philip Morant and St Benedict's and the highly regarded Grammar School and Girls High School on Lexden Road are also within easy reach.

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 - F

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Directions

Proceed out of Colchester on Maldon Road, turn left into Constantine Road, at the end turn right into Butt Road and at the traffic lights turn left into Layer Road and right into Gladwin where the property can be found on the left hand side.

To find out more or book a viewing

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