

37 Mountbatten Drive, Colchester, CO2 8BH



Freehold

Guide Price

£400,000-

£425,000

Subject to contract

4 bedrooms
3 reception rooms
2 bathrooms



Some details

General information

A superbly presented family home which has been maintained to a high standard by the current owners, on this popular development to the south of Colchester town centre.

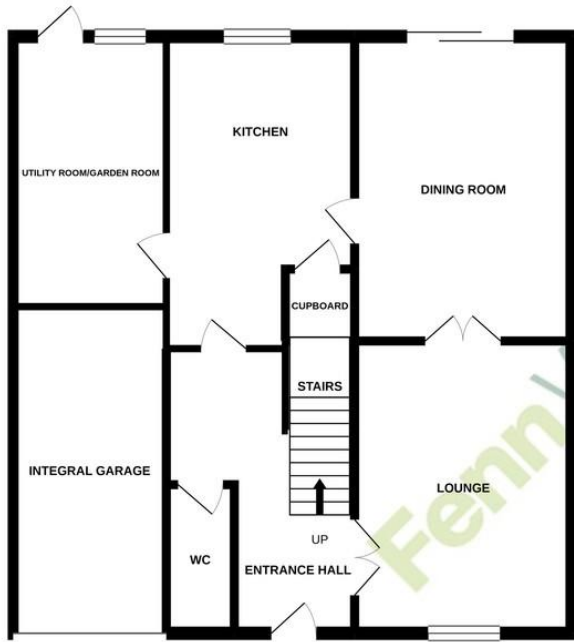
On entering the property the welcoming entrance hall has stairs to the first floor and access to a cloakroom with wc and hand basin. Double doors from the hall lead to the lounge which has a bay window, feature stone fireplace with inset electric fire and further double doors leading to the dining room which has sliding doors leading to the rear garden and patio terrace. The kitchen can be accessed from the hallway and the dining room and is fitted with a range of modern Wren units with granite style work surfaces with cupboards and drawers under, built-in Neff oven and grill, Neff gas hob and ceramic hot plate with pan drawers under, extractor fan over, plumbing for washing machine and dishwasher, understairs storage cupboard, utility area, window to the rear and door to the garden/utility room which forms part of the rear of the garage, ideal for a variety of uses.

On the first floor the spacious landing gives access to the loft space via a loft ladder, an airing cupboard and all bedrooms and shower room. Bedroom one is to the rear and has fitted wardrobes, window to the rear and a refitted ensuite with hand basin set into vanity unit, wc and corner shower cubicle. Bedrooms two and three are to the front with bedroom two having built-in wardrobes and bedroom four is to the rear with a single built-in wardrobe. The shower room has been refitted with a stylish suite comprising hand basin set into vanity unit, wc and corner shower cubicle.



A superbly presented family home on this popular development close to the town centre.

GROUND FLOOR
970 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1673 sq.ft. (155.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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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Cloakroom

Lounge

17' 9" x 12' (5.41m x 3.66m)

Dining room

10' 3" x 10' 3" (3.12m x 3.12m)

Kitchen

10' 4" x 9' 10" (3.15m x 3m)

plus

5' 9" x 4' 8" (1.75m x 1.42m)

Garden/utility room

14' 8" x 8' 3" (4.47m x 2.51m)

Landing

Bedroom one

10' 9" x 10' 7" (3.28m x 3.23m)

Ensuite

Bedroom two

11' 5" x 8' 8" (3.48m x 2.64m)

Bedroom three

8' 4" x 8' 4" (2.54m x 2.54m)

Bedroom four

10' 7" x 7' 9" (3.23m x 2.36m)

Shower room



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The outside

The property has an attractive rear garden with a patio to the immediate rear of the property. The remainder of the garden is mainly laid to lawn enclosed by fencing with various shrubs and bushes. There is a garden shed with power connected.

To the front is a block paved driveway providing ample off road parking and access to the garage.

Location

The property is to the south of Colchester town centre with shopping facilities nearby at a Lidl store. The town centre offers a varied range of shopping facilities, bars and restaurants and Colchester town station provides links to London Liverpool Street.

Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating - C

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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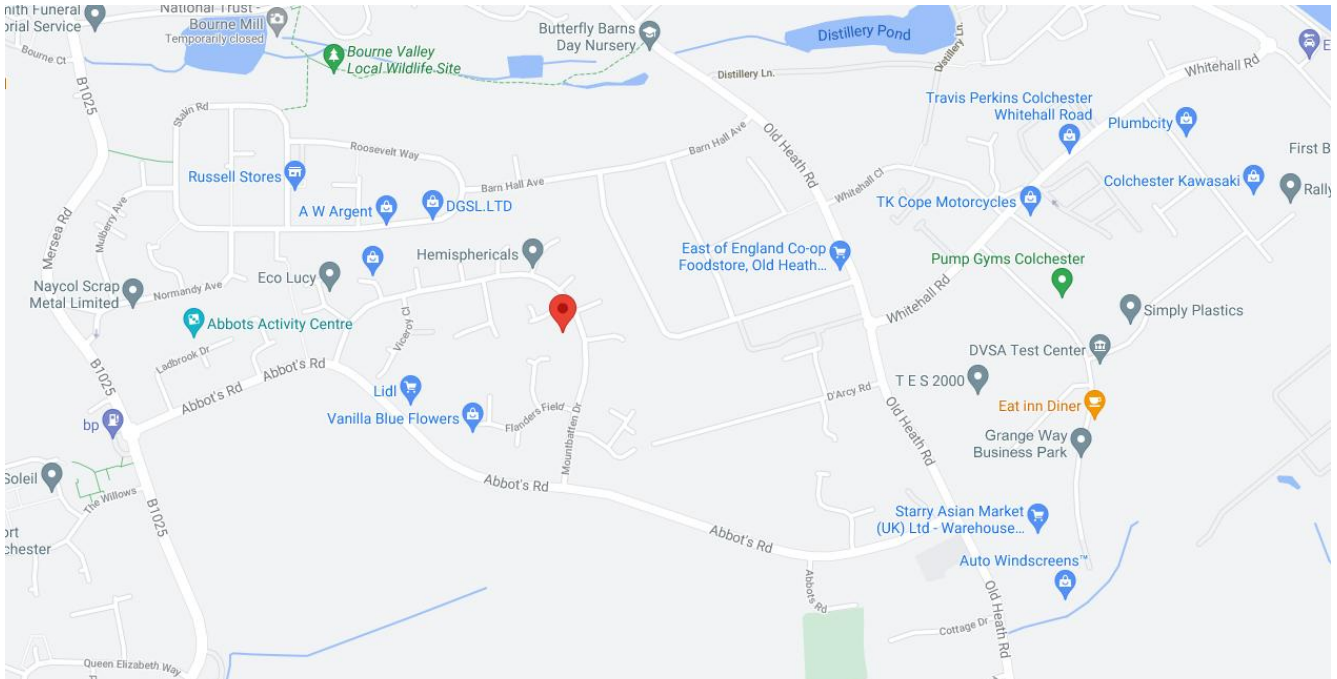
Viewing

To make an appointment to view this property please call us on 01206 763 388.

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Directions

Proceed to the south of Colchester along Mersea Road, turning left into Abbots Road, left into Mountbatten Drive, where the property is located along on the right-hand side.

To find out more or book a viewing

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