

48 Chitts Hill, Colchester, CO3 9ST



**Freehold**

Guide Price

**£425,000**

Subject to contract

**3** bedrooms  
**2** reception rooms  
**2** bathrooms



## Some details

### General information

A well presented three bedroom semi detached house set on a good size plot in excess of a fifth of an acre with a rear garden extending to around 290ft. in depth. The property has an impressive 18ft. by 14ft. kitchen/family room with bi-folding doors leading onto a decked patio area as well as ample off road parking and double gated vehicular access to the side of the property.

Accommodation in brief, comprising of a door into the entrance hall which has a radiator, stair flight rising up to the first floor and doors leading off to the sitting room and the lounge which has a bay window to the front, radiator, feature fireplace. The sitting room has a window to the side, radiator, fireplace with inset wood burning stove, a door to the cloakroom and access to the impressive 18' 9" kitchen/family room which has a range of worksurfaces with cupboards and drawers under, matching eye level units, space for American fridge freezer, integrated oven, hob and extractor over, breakfast bar, integrated dishwasher, inset spot lights, space for washing machine, skylight window, two further windows, inset bench seating and bi-fold doors leading onto a decked patio area. The cloakroom has a low level W.C, wash hand basin, fitted cupboard and radiator.

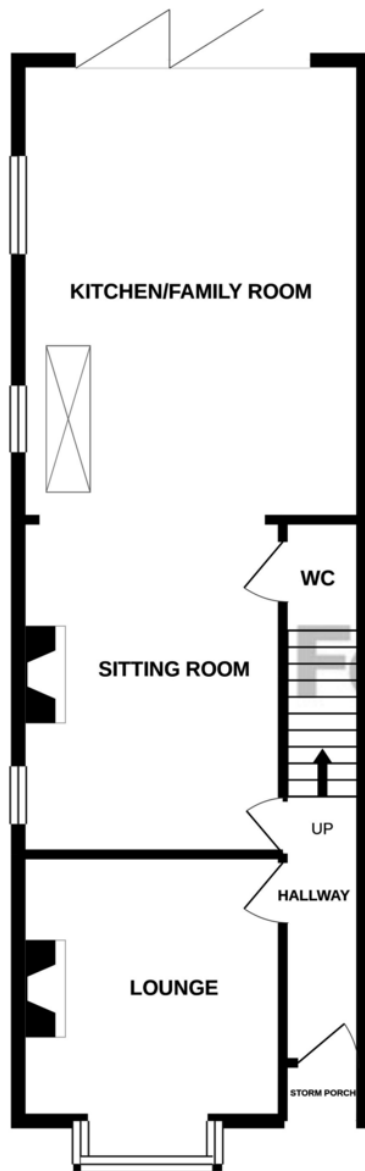
On the first floor there is a landing with doors leading off to the three bedrooms and bathroom. Bedroom one has a radiator, feature fireplace, window to the front, access to the loft space and access to an en-suite shower room with tiled shower cubicle, wash hand basin, inset spotlights and extractor fan. Bedroom two has a radiator and French doors onto a Juliet balcony with views over the rear garden. Bedroom three having dual aspect windows, feature fireplace and radiator. The bathroom has a panel bath with mixer taps and shower over, low level W.C, wash hand basin with cupboards beneath, heated towel rail, inset spotlights and extractor fan.



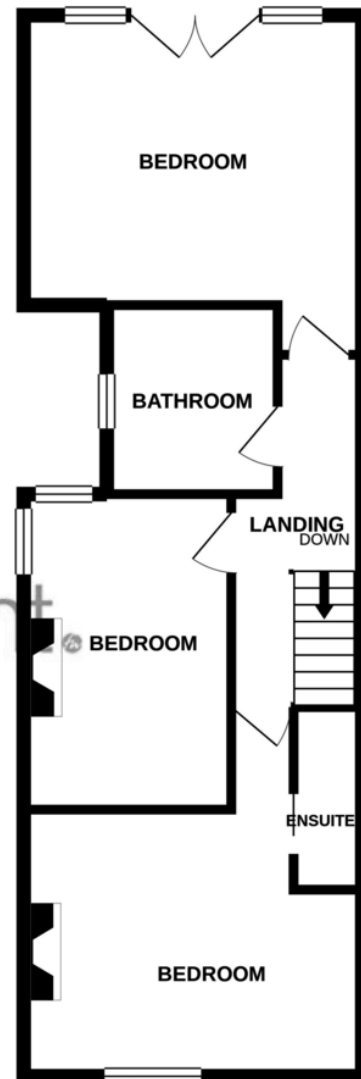
A well presented property located on a good side plot in excess of a fifth of an acre with rear garden extending to around 290ft. in depth.



GROUND FLOOR



1ST FLOOR



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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Entrance hall

Lounge

11' x 10' 8" (3.35m x 3.25m)

Sitting room

12' 6" x 10' 8" (3.81m x 3.25m)

Kitchen-family room

18' 9" x 14' (5.72m x 4.27m)

Cloakroom

5' 7" x 2' 9" (1.7m x 0.84m)

Landing

Bedroom one

15' 2" x 10' 9" x 14' 3" (4.62m x 4.34m)

Ensuite

Bedroom two

14' 1" x 10' 6" (4.29m x 3.2m)

Bedroom three

12' 9" x 8' 2" (3.89m x 2.49m)

Bathroom

7' 7" x 7' (2.31m x 2.13m)



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### The outside

To the front of the property there is a block paved driveway with ample off road parking. There is double gated vehicular access providing a width of 8' 5" to the left hand side of the property where the block paved driveway continues down the side of the property. To the rear of the property there is a decked patio area, further paved patio to the left hand side, the garden is predominantly laid to lawn with mature flower and shrub borders. There are mature trees and a picket fence partway down the garden beyond which there is a further lawn garden area which leads down to a wild garden area. The garden extends to approximately 290ft. in depth with the overall plot measuring just over a fifth of an acre.

### Where?

The property is situated to the north west of Colchester town centre in a popular area known as Chitts Hill providing straight forward access to the A12 dual carriageway. The Tollgate retail park with Sainsburys superstore and petrol filling station as well as good state and private schooling including Holmwood House and The Stanway secondary school. From its location straight forward access is provided to Colchester town centre where there is a wider range of shopping and leisure facilities.

### 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 - D

Ref - JBG

### 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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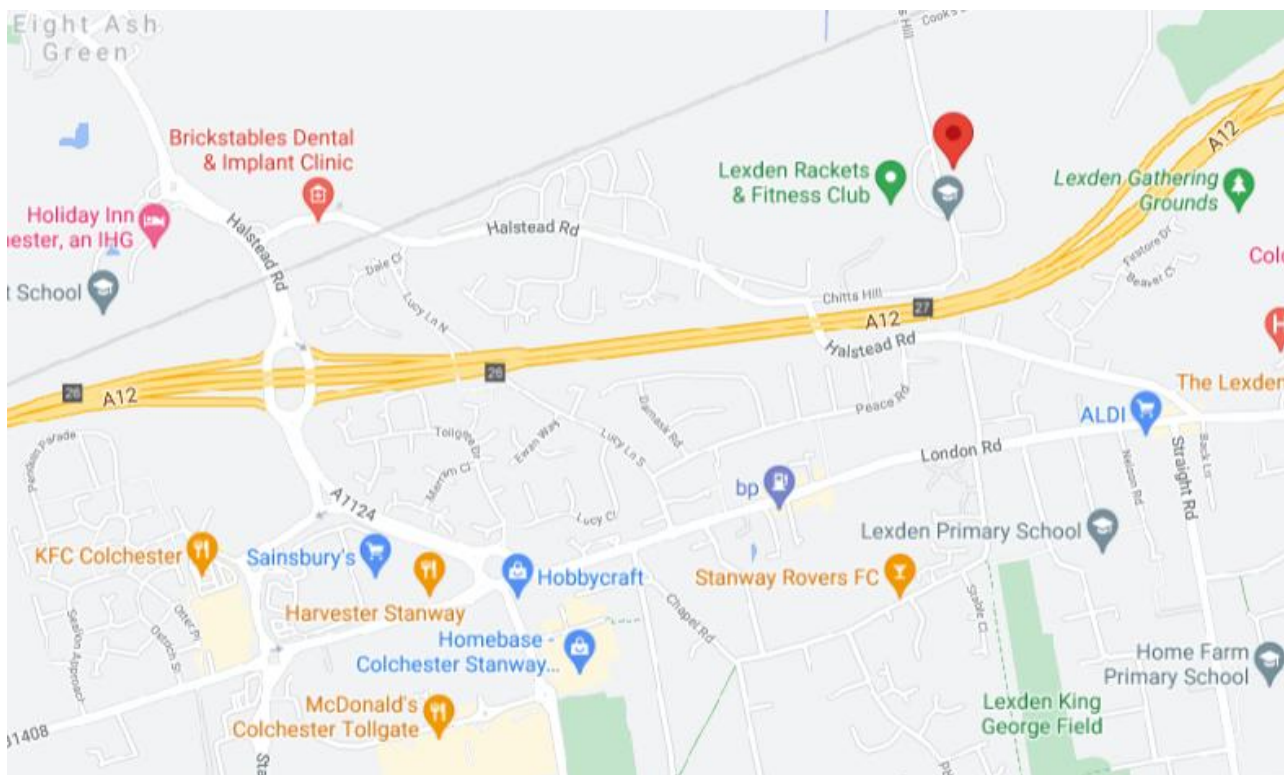
### Viewing

To make an appointment to view this property please call us on 01206 216 543.

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## Directions

Proceed from our Tollgate Stanway office to Tollgate Approach roundabout turning right (fourth exit) onto London Road at the new roundabout turn left into Lucy Lane South, right into Peace Road. Continue through the estate at the T junction turn left onto Halstead Road, continue over the A12 bridge turning right onto Chitts Hill, follow the road down where the property will be seen further along on the right hand side.

To find out more or book a viewing

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