

18 Queensland Drive, Colchester, CO2 8UD



**Freehold**  
Guide Price  
**£400,000 -**  
**£425,000**  
Subject to contract

**4/5 bedrooms**  
**2/3 reception rooms**  
**2 bathrooms**



# Some details

## General information

Situated just to the south of the city centre is this well-presented spacious four bedroom detached family home on a good size plot set nicely away from the road.

The property is well-maintained and the accommodation comprises of an entrance door which leads to an entrance hall with parquet flooring and stairs to the first floor giving access to a useful laundry cupboard with plumbing for washing machine and ground floor cloakroom comprising WC and vanity sink.

The lounge is located to the rear of the property with parquet flooring, double glazed French doors leading onto the rear garden with glazed side panels and door leading to the study with double glazed window to the front with blinds. Also from the lounge there is another useful room which could be used as a dining room or fifth bedroom with double glazed window to the rear overlooking the garden with shutter blinds.

The kitchen is located to the left hand side of the property and is fitted with a range of units and work surfaces with cupboards and drawers under, a range of wall-mounted cabinets, range cooker, double glazed door and window to the side.

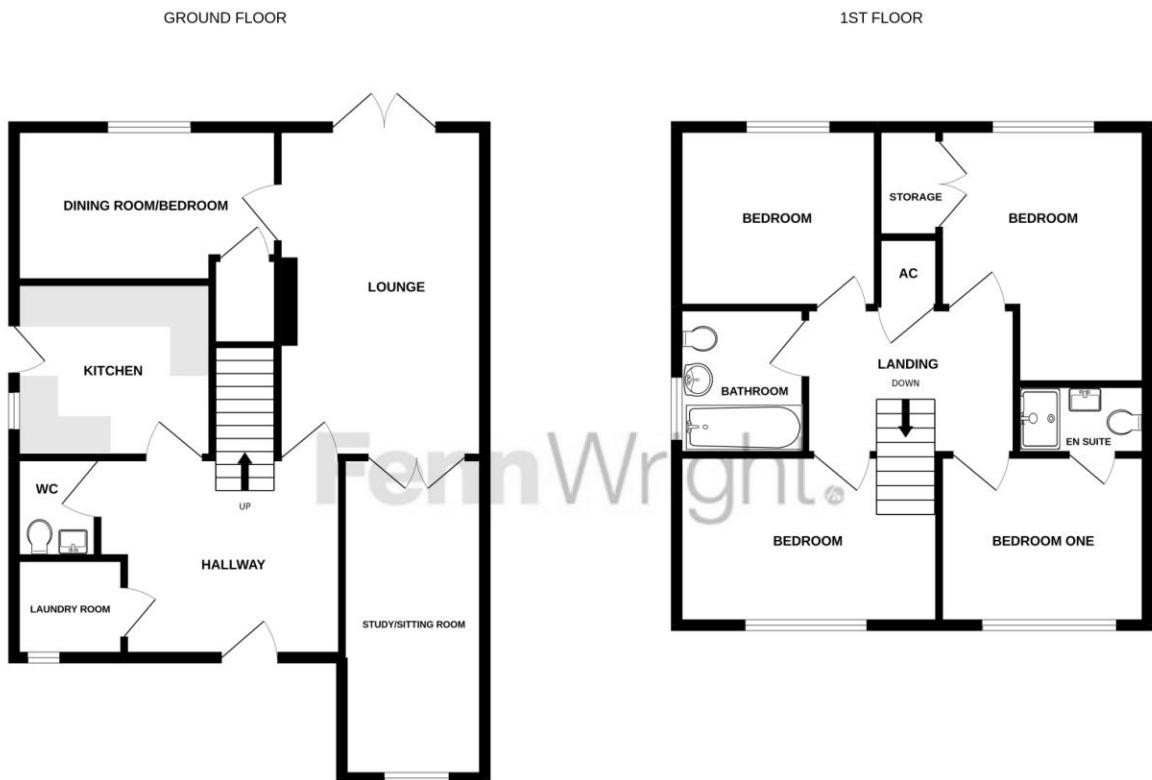
On the first floor the landing has access to the loft space and gives access to all four good size bedrooms and the family bathroom. Bedroom one is located to the front with double glazed window with fitted shutter blinds, featuring an en-suite shower room comprising shower cubicle, hand basin with mixer taps, WC and fully tiled walls.

Bedroom two is a good double size, has double glazed window to the rear with fitted shutter blinds and built-in double wardrobe. Bedrooms three and four both being good size rooms with bedroom three having built-in double wardrobe over the stairs.

The family bathroom is fitted with a modern suite with panel bath and mixer taps and shower attachment, hand basin and WC.



A well presented good size four bedroom detached family home a short distance from the town centre offering good size gardens and ample off-road parking.



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**

10' 6" x 9' 3" (3.2m x 2.82m)

### **Cloakroom**

### **Lounge**

17' 10" x 11' 0" (5.44m x 3.35m)

### **Study**

16' 7" x 7' 2" (5.05m x 2.18m)

### **Kitchen**

9' 10" x 8' 2" (3m x 2.49m)

### **Ground floor bedroom / dining room**

11' 8" x 7' 10" (3.56m x 2.39m)

### **Landing**

#### **Bedroom one**

11' 4" x 10' 8" (3.45m x 3.25m)

#### **Ensuite**

#### **Bedroom two**

11' 0" x 10' 0" (3.35m x 3.05m)

#### **Bedroom three**

8' 7" x 9' 8" (2.62m x 2.95m)

#### **Bedroom four**

9' 8" x 7' 10" (2.95m x 2.39m)

### **Bathroom**



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## Outside

To the rear of the property there is a patio area with a pergola leading to a good size lawn with wooden garden shed and enclosed by fencing and gated side access leading to the front where there is a driveway providing off-road parking from numerous vehicles and suitable for boat or caravan storage.

## Location

Queensland Drive is situated to the south of the city centre with shopping facilities nearby on Mersea Road with the city centre being a short distance away providing a further range of shopping, bars and restaurants.

Colchester railway station offers services to London Liverpool Street. The A12 gives access London bound towards the M25.

## 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 - TBC

Our ref - 56937

## 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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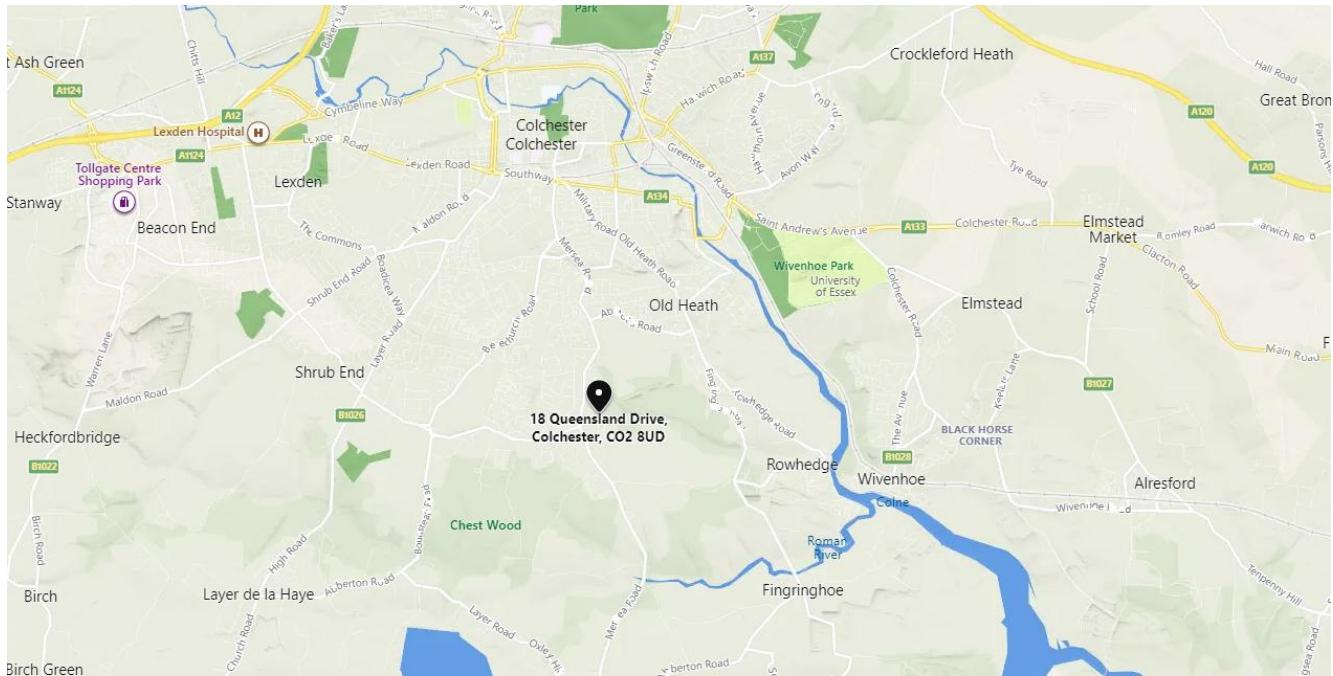
## Viewing

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



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## Directions

Proceed out of Colchester on the B1025 Mersea Road, continuing over roundabout junction with Abbots Road, taking next turning left into Queensland Drive where the property can be found on the right hand side.

To find out more or book a viewing

**01206 763 388**  
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