



**Monkwick Avenue, Colchester, CO2 8NB**

**welcome to**

**Monkwick Avenue, Colchester**

This IMMACULATELY PRESENTED semi detached family home offers spacious accommodation, off street parking and a beautifully landscaped rear garden. The property is located on the south side of Colchester, offering access to local amenities, schools and green spaces.



**Viewing is strongly advised of this stunning home is situated around 2 miles from Colchester town train station and the city centre.**

**Ground floor accommodation comprises entrance hall, dual aspect living room and modern bespoke kitchen/diner with door to rear garden. The first floor offers three bedrooms and a modern family bathroom.**

**Externally there is a driveway providing off road parking for several cars and a lovely landscaped enclosed rear garden.**

#### **Entrance Door To:**

##### **Entrance Hall**

Tiled floor, stairs to first floor, built-in cupboard, radiator, doors to:

##### **Living Room**

13' 1" x 10' 10" ( 3.99m x 3.30m )

Upvc double glazed windows to side and rear, modern vertical radiator, carpet, wall mounted fire.

##### **Kitchen / Dining Room**

17' 3" max x 8' 11" max + door recess ( 5.26m max x 2.72m max + door recess )

Tiled floor, upvc double glazed windows to front and rear, upvc double glazed door to rear, extensive range of modern matching base and eye level units, work surfaces, built-in dishwasher + fridge/freezer + washing machine + eye level cooker and grill + inset four ring gas hob with splashback and extractor fan over, inset stainless steel sink and drainer unit with mixer tap, tiled splashback, laminate wood flooring, ceiling spotlights.

#### **First Floor Accommodation**

##### **Landing**

Carpet, loft access, doors to:

##### **Bedroom One**

12' 3" max x 10' 11" max ( 3.73m max x 3.33m max )

Upvc double glazed window to rear, built-in storage cupboard, radiator, carpet.

##### **Bedroom Two**

10' max x 7' min + door recess ( 3.05m max x 2.13m min + door recess )

Upvc double glazed window to rear, carpet, radiator.

##### **Bedroom Three**

9' 11" max x 7' max ( 3.02m max x 2.13m max )

Upvc double glazed window to front, radiator, carpet, over stairs cupboard.

##### **Bathroom**

Panel enclosed bath with shower over, low level w.c., wash hand basin, lino flooring, heated towel rail, tiled walls, window to front.

##### **Outside**

There is a driveway to the front providing off road parking for up to three cars.

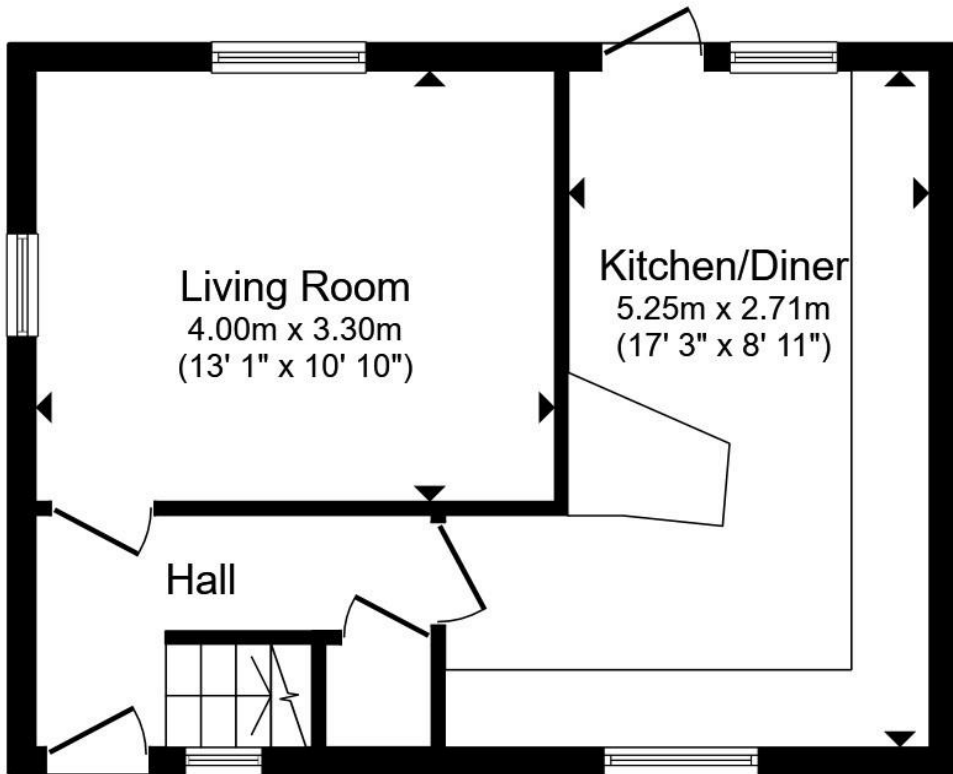
There is a stunning landscaped rear garden which commences with paved patio seating area with raised flower and shrub beds, pathway to rear and artificial lawned area, all enclosed by panel fencing.

There is a LARGE WORKSHOP to rear with power and window to rear, as well as a shed.

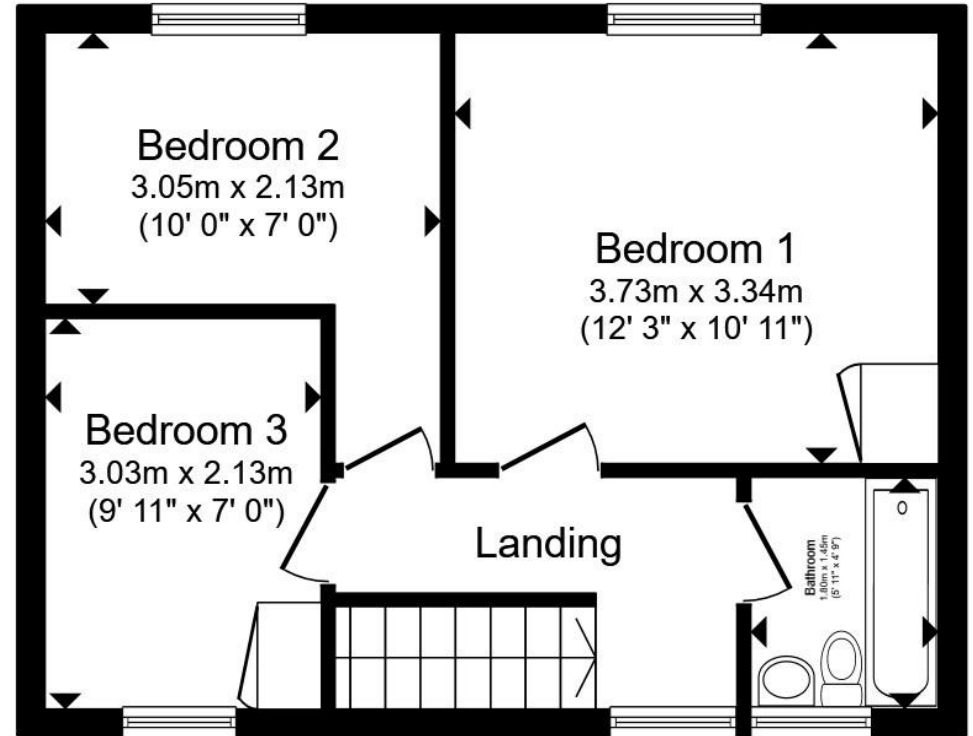


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**Ground Floor**



**First Floor**

Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Monkwick Avenue, Colchester

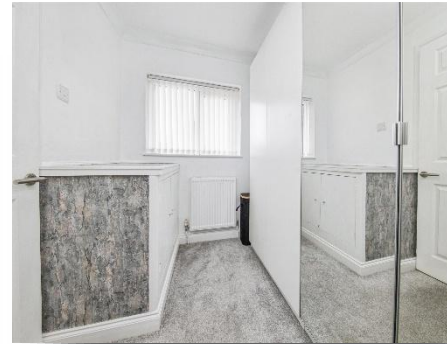
- Stunning Semi Detached House
- Lounge & Modern Kitchen/Diner
- Three Bedrooms
- Modern Family Bathroom
- Landscaped Rear Garden
- Parking For Several Cars
- BEAUTIFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£325,000**



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121551 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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