



## Coronation Avenue, Colchester

A spacious and well presented four bedroom family home. This family home with 4 bedrooms, 2 bathrooms, exceptional entertaining space as well as a generous sunny garden and a self contained annexe wants for nothing.

Guide price £375,000

# Coronation Avenue

Colchester, CO2



- 4 bedroom semi detached home
- large sunny garden
- kitchen/dining room with separate utility store
- off street parking
- separate living room
- ANNEXE with bedroom, living room, kitchen and bathroom

## The Property

Enter through the hallway and there is a large living room immediately on your right. This is a stunning space flooded with natural light from the large window which complements the wooden style flooring and neutral decor.

The Kitchen/dining room to the rear of the property is beautifully presented with tiled flooring, sleek grey cabinetry and black worktops. The room is well lit with dual aspect lighting from the large windows overlooking the garden. There is ample storage space with a natural segregation for the dining area creating the perfect entertaining space.

An under stair storage cupboard keeps a clutter free environment, as well as the separate utility room which is adjacent and houses the guest cloakroom with WC and shower.

On the first floor, there are three bedrooms and a separate WC. Ascend to the second floor and you will find a fourth double bedroom with a bathroom. The bathroom is well presented with a bath, basin and WC.

The self contained annexe is a real asset providing the perfect guest accommodation or a more separate living space for older children or relative. The living space comprises a living room, bedroom, bathroom and kitchen.

## The Outside

This attractive red brick 1950s semi detached home is set behind a paved driveway providing ample off street parking.

To the rear is a generously sized sunny garden with a paved patio area perfect for outside dining as well as a large area laid to lawn in the centre of the paving. Fencing provides privacy whilst the simple design creates an easy to maintain sunny garden or somewhere for a keen gardener to add their own stamp. To the rear, is the self contained annexe.

## The Area

This incredibly spacious family home is positioned on a peaceful residential road in Colchester. With green open spaces on your doorstep and a play park nearby the area feels quiet and family orientated. Shops are only a stone's throw away, meaning the local amenities are plentiful. The area is also within striking distance of Colchester's city centre, with its abundance of restaurants, bars, shops and entertainment facilities.

Not only that but there are numerous excellent schools within the area. Colchester's mainline railway is within easy reach, where you can be in London Liverpool Street within an hour. The town is well connected with various bus routes and the A12 is easily accessed.

## Further Information

Tenure - Freehold

Council - Colchester

Band - B

Property Construction - Brick

Gas, Water, Sewage and Electric Mains Supply

Sellers Position - Needs to find onward purchase



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		