



Paxman Avenue, Colchester, CO2 9DD

welcome to

Paxman Avenue, Colchester

This semi detached family home is situated on the south west side of Colchester, within close proximity of Paxman Academy and Gosbecks Primary School, as well as local shops and amenities. The property offers spacious and flexible accommodation with the benefit of a one bedroom Lodge/Annex.



Early viewing is advised of this spacious family home perfectly situated for access to amenities and schooling.

Ground floor accommodation comprises entrance hall, sitting room and kitchen/diner. The first floor offers three good size bedrooms and a family bathroom.

Externally there is off road parking for several cars and generous rear garden with outbuildings and SELF CONTAINED LODGE with kitchen/sitting area, bedroom and shower room.

Entrance Door To:

Entrance Hall

Two built-in cupboards, stairs to first floor, wooden flooring.

Living Room

17' 11" max x 13' 7" max (5.46m max x 4.14m max)

Upvc double glazed windows to front and side, wooden flooring, radiator, feature fireplace.

Kitchen / Diner

17' 5" max x 12' 4" max (5.31m max x 3.76m max)

Upvc double glazed window and door to side, range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, space for appliances, tiled floor, radiator.

First Floor Accommodation

Landing

Built-in cupboard, doors to:

Bedroom One

14' 4" max x 10' 5" max (4.37m max x 3.17m max)

Upvc double glazed window to side, radiator, carpet, spotlights, shelving.

Bedroom Two

Irregular Shaped Room 13' 8" max x 11' 1" max (4.17m max x 3.38m)

Wooden flooring, upvc double glazed window to side, radiator.

Bedroom Three

Irregular Shaped Room 10' 8" max x 8' 2" max (3.25m max x 2.49m)

Radiator, carpet, upvc double glazed window to side.

Family Bathroom

White suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, tiled walls, laminate wood flooring, radiator, upvc obscure window to side.

Outside

To the front of the property there is a lawned garden with inset flowers and shrubs, pathway to entrance door and driveway providing off road parking for several cars.

The generous rear garden commences with decked seating area with pathway to Lodge at the rear, lawned garden, a large workshop and Jacuzzi/leisure room.

ANNEX/LODGE

Entrance door to:

Lobby

With doors to Shower Room & Kitchen.

Shower Room

Shower cubicle, pedestal wash hand basin, low level w.c., tiled walls, laminate wood flooring, sloping ceiling with spotlights.

Kitchen / Lounge

22' 8" max x 13' 9" max (6.91m max x 4.19m max)

Range of matching base level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, space for appliances, sloping ceilings with inset spotlights, wooden flooring, upvc

double glazed windows to side, door to:

Bedroom

13' 7" x 8' 6" (4.14m x 2.59m)

Upvc double glazed doors to front, wooden flooring, sloping ceiling with inset spotlights.



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Paxman Avenue, Colchester, CO2



Approximate Area = 976 sq ft / 90.6 sq m
Outbuilding = 530 sq ft / 49.2 sq m
Total = 1506 sq ft / 139.8 sq m
For identification only - Not to scale



welcome to

Paxman Avenue, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Three Bedrooms
- One Bedroom Self Contained Garden Lodge
- Off Road Parking For Several Cars
- Good Access To Amenities & Schools

Tenure: Freehold EPC Rating: C

Council Tax Band: C

directions to this property:

Refer to map

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121530 - 0004

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