



6 Ivy Grove, Feering, Colchester, Essex, CO5 9GH

£530,000

- Built in 2022
- Viewing advised
- Enclosed rear garden
- Parking and garage with Electric charging point
- En suite to master bedroom
- Four double bedrooms

6 Ivy Grove, Colchester CO5 9GH

Viewing is recommended to avoid disappointment on the four double bedroom detached family house with good access links to the A12. The property benefits from having lounge, a large luxury kitchen/dining/family room together with a utility area and downstairs cloakroom. To the first floor there are four double bedrooms with the master having an en suite shower room together with a family bathroom. Enclosed rear garden, driveway for several cars and detached single garage. Please call to discuss further details



Council Tax Band: E



Entrance

Composite front door leading to :-

Hallway

Amtico flooring, radiator, storage cupboard, double storage cupboard housing utility area, plumbed for washing machine and space for tumble dryer. stairs to first floor. Doors to :-

Lounge

16'1" x 13'5"

double glazed box bay window to front aspect fitted with plantation blinds, radiator.

Kitchen/Diner/Day room

23'5" x 13'10"

Double glazed window to rear aspect, range of base and eye level units incorporating double electric oven, gas hob with extractor hood over, quartz worktops. One and half bowl sink with mixer tap set, integral dishwasher, fridge/freezer and under cabinet and recessed lights to compliment. Amtico flooring, French doors leading to rear garden.

Downstairs Cloakroom

Double glazed window to front aspect, low level WC, wash hand basin, radiator, Amtico flooring and part tiled walls to compliment.

Stairs and Landing

Stairs to first floor, loft hatch, doors to :-

Bedroom One

12'1" x 9'5"

Double glazed window to rear aspect, radiator, built in wardrobes, door to :-

En Suite

Double glazed window to rear aspect, enclosed shower cubicle, low level WC,

wash hand basin inset to vanity unit. Heated towel rail, tiled walls and floor to compliment.

Bedroom Two

12'6" x 8'0"

Double glazed window to front aspect, radiator.

Bedroom Three

10'9" x 7'5"

Double glazed window to front aspect, radiator.

Bedroom Four

10'4" x 8'7"

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to side aspect, low level WC, panel bath with mixer tap set, enclosed shower cubicle and wash hand basin inset to vanity unit. Heated towel rail, tiled floor and part tiled walls to compliment.

Rear Garden

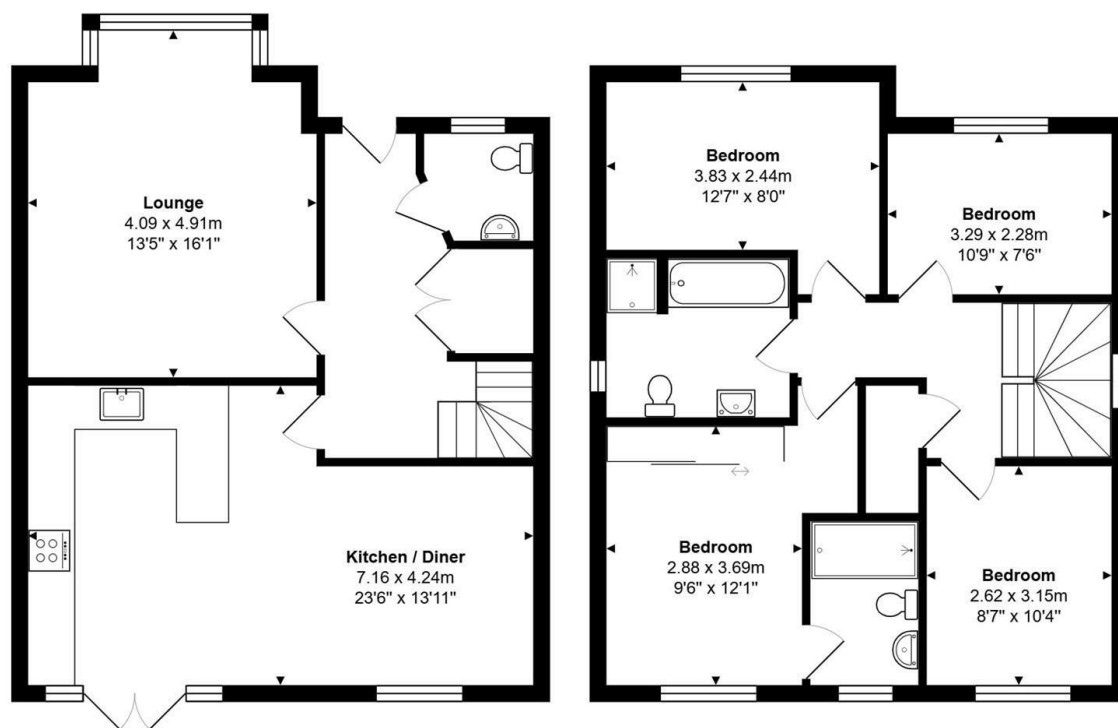
commencing with paved patio area with the remaining laid to lawn. Side gate providing access to :-

Driveway and Garage

Driveway providing parking for several cars leading to detached garage with up and over door, power and light connected. There is also a electric car charging point fitted.







Total Area: 119.2 m² ... 1284 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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		