



Jackson & Co



## Parr Drive

Colchester, CO3 9EN

Guide Price £350,000 - £375,000

We are proud to present this ideal family home located on a corner plot with a generous garden, large driveway and a outdoor studio with power and lighting. A viewing is strongly advised to avoid missing out on this remarkable listing.



# Property Features

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- THREE BEDROOM
- CORNER PLOT
- SEMI-DETACHED
- GENEROUS GARDEN
- GOOD SIZED DRIVEWAY
- WEST COLCHESTER
- EXTENDED
- EASY ACCESS FOR THE A12
- STUDIO - POWER AND
- CUL-DE-SAC

# Full Description

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## THE HOME

Welcome to this beautiful and spacious family home that offers plenty of room for living and entertaining. As you enter, you will find a modern bathroom and a bright lounge that leads to a cosy breakfast room and a well-equipped kitchen. There is also a separate dining room for hosting guests or enjoying family meals. Upstairs, there are three generous bedrooms with ample storage space. The highlight of this home is the impressive rear garden that extends to 83ft by 47ft, giving you the opportunity to create your own oasis or add more living space (subject to planning permission). The property also features a garage, a driveway, and a side access to the rear. This home is conveniently located close to local amenities, schools, and transport links. Don't miss this chance to own your dream home - book a viewing today!

## MEASUREMENTS

Lounge 5.28m (17'4) x 3.18m (10'5)

Kitchen 3.23m (10'7) x 2.9m (9'6)

Dining Room 2.24m (7'4) x 2.97m (9'9)

Breakfast Room 3.38m (11'1) x 3.25m (10'8)

Bathroom (Ground Floor) 1.83m (6') x 1.7m (5'7)

Master Bedroom 4.5m (14'9) into wardrobes x 3.12m (10'3)

Bedroom Two 3.1m (10'2) x 2.24m (7'4)

Bedroom Three 2.92m (9'7) x 2.16m (7'1)

Parking

Garden 25.3m (83') x 14.33m (47') approx







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements