



**Evergreen Drive, Colchester, CO4 0HU**

**welcome to**

**Evergreen Drive, Colchester**

This *\*EXTENDED SEMI-DETACHED HOUSE\** offers *\*SUBSTANTIAL FAMILY ACCOMMODATION\** and is *\*BEAUTIFULLY PRESENTED THROUGHOUT\**. Situated on the *\*SOUGHT-AFTER ST JOHN'S\** estate the property is convenient for *\*LOCAL SCHOOLS\**, various shops and the A12/A120. An early internal inspection is highly recommended.



## Entrance

The property is entered via the front door with double glazed insets leading to:

## Hallway

Obscure double glazed window to the front aspect, radiator, built-in under-stairs cupboard, Karndean flooring, stairs rising to the first floor and doors leading to;

## Lounge

12' 8" x 11' max ( 3.86m x 3.35m max )

Double glazed window to the front aspect, chimney breast, gas fireplace feature, radiator and open access leading to:

## Dining Room

10' 10" x 9' 7" ( 3.30m x 2.92m )

Radiator, open access to the breakfast area and part glazed multi-paned doors leading to:

## Snug / Study

8' 7" x 6' 6" ( 2.62m x 1.98m )

Double glazed sliding patio doors opening onto the rear garden and a radiator.

## Breakfast Area

10' 10" x 7' 7" max ( 3.30m x 2.31m max )

Breakfast bar, inset spotlights, laminate flooring, open access to the kitchen and a door leading to:

## Cloakroom

Low level WC, wash hand basin with mixer tap, radiator, extractor fan, inset spotlights and Karndean flooring.

## Kitchen

15' x 11' 4" max ( 4.57m x 3.45m max )

Part double glazed door opening onto the rear garden, two double glazed windows to the rear aspect, one-and-a-half bowl sink and drainer inset to the worktop, range of wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring gas and cooker hood

over, plumbing for a dishwasher, breakfast bar, skirting lighting, inset spotlights, Karndean flooring and a door leading to the garage.

## First Floor Landing

Access to the loft, dado rail and doors leading to;

## Bedroom One

14' 6" x 10' ( 4.42m x 3.05m )

Double glazed window to the front aspect, fitted wardrobes with mirror fronted sliding doors, radiator and a door leading to:

## En-Suite Bathroom

Corner bath with mixer tap, 'Aquastream' power shower with adjustable shower head, wash hand basin with mixer tap, low level WC, radiator, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

## Bedroom Two

10' 9" max x 13' ( 3.28m max x 3.96m )

Double glazed window to the front aspect and a radiator.

## Bedroom Three

9' 10" x 9' 5" ( 3.00m x 2.87m )

Double glazed window to the rear aspect and a radiator.

## Bedroom Four

9' 5" x 9' 3" ( 2.87m x 2.82m )

Double glazed window to the rear aspect and a radiator.

## Bedroom Five

9' 5" x 6' 7" max ( 2.87m x 2.01m max )

Double glazed window to the rear aspect and a radiator.

## Bathroom

Double glazed window to the rear aspect, P-shaped bath with mixer tap and adjustable power shower, vanity sink with mixer tap and cupboard under, low

flush WC, radiator, extractor fan, tiled walls and Karndean flooring.

## Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, a summer house with decked patio area, external tap, water butt and access to the built-in storage area.

## Integral Garage

18' x 10' ( 5.49m x 3.05m )

Up and over door to the front, plumbing for a washing machine, power and lighting connected and a built-in storage area.

## Parking

There is a driveway to the front of the property providing off road parking.



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## **Evergreen Drive, Colchester**

- Five Bedrooms
- Extended Semi-Detached House
- En-Suite Bathroom to the Master Bedroom
- Rear Garden with a Summer House
- Integral Garage and Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108739 - 0004

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**william h brown**



**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



42a St Christopher Road, Colchester, Essex,  
CO4 0NA



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**