



**Septimus Drive, Highwoods, Colchester, CO4 9EU**

welcome to

## Septimus Drive, Highwoods, Colchester

This exceptional \*MID-TERRACE TOWNHOUSE\* provides \*SUBSTANTIAL FAMILY ACCOMMODATION\* and is \*WELL PRESENTED THROUGHOUT\*. Situated in the \*SOUGHT-AFTER MYLAND AREA\* the property is ideal for \*LOCAL SCHOOLS\*, various shops, \*HIGHWOODS COUNTRY PARK\* and the A12/A120. Viewing is highly recommended.



## **Entrance**

The property is entered via the front door with obscure double glazed inset leading to

## **Entrance Hall**

Built-in cupboard, radiator, engineered Oak flooring, stairs rising to the first floor and doors leading to;

## **Cloakroom**

Obscure double glazed window to the front aspect, low level WC, wash hand basin with mixer tap and cupboard under, hexagonal mosaic style tiled splashbacks, Chrome heated towel rail, tiled walls and tiled flooring.

## **Kitchen**

12' 8" x 6' 2" ( 3.86m x 1.88m )  
Double glazed window to the front aspect, circular sink and drainer with mixer tap inset to the hardwood work top with tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (housing the Vaillant boiler), integral dishwasher, built-in electric oven with four-ring gas hob and cooker hood over, additional breakfast bar and a radiator.

## **Lounge**

16' 4" x 12' 10" max ( 4.98m x 3.91m max )  
Two double glazed windows to the rear aspect, built-in understairs cupboard, two radiators, inset spotlights, engineered Oak flooring and double glazed French style doors leading to:

## **Conservatory**

12' 10" x 10' 4" ( 3.91m x 3.15m )  
Double glazed French style doors opening onto the rear garden, double glazed windows to the rear and side aspects, engineered Oak flooring and a side door leading to the car port.

## **First Floor Landing**

Radiator, stairs rising to the first floor and doors leading to;

## **Bedroom One**

13' x 12' max ( 3.96m x 3.66m max )  
Double glazed window to the front aspect, radiator, inset spotlights, laminate flooring and a door leading to:

## **Jack & Jill En-Suite Shower Ro**

With further access via the door from the landing, shower cubicle curved sliding doors, adjustable shower head/mixer tap and a waterfall shower head over, wash hand basin with mixer tap and cupboard under, low level WC, Chrome heated towel rail, shaver point, extractor fan, tiled walls and tiled flooring.

## **Bedroom Two**

13' x 10' 10" max ( 3.96m x 3.30m max )  
Two double glazed windows to the rear aspect, access to the loft and a radiator.

## **Second Floor Landing**

Built-in airing cupboard (housing the water tank) and doors leading to;

## **Bedroom Three**

13' x 9' 8" max ( 3.96m x 2.95m max )  
Two double glazed windows to the front aspect, radiator, engineered Oak flooring and a sliding door leading to:

## **Bedroom Five / Study**

12' 8" x 9' 8" ( 3.86m x 2.95m )  
Dual aspect with double glazed windows to the front and rear aspects, radiator and engineered Oak flooring.

## **Bedroom Four**

13' x 10' ( 3.96m x 3.05m )  
Double glazed window to the rear aspect, radiator and engineered Oak flooring.

## **Family Bathroom**

Jacuzzi bath with mixer tap and shower attachment, waterfall shower head over, twin wash hand basins with mixer taps and cupboards under, low level WC, Chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring

## **Rear Garden**

The rear garden is mainly paved with a central raised decked patio and a wooden gate to the rear.

## **Integral Garage**

12' 6" x 9' 10" ( 3.81m x 3.00m )  
Up and over door to the front, power and lighting connected with open access leading to the car port.

## **Car Port**

17' x 9' ( 5.18m x 2.74m )  
Part double glazed door to the rear garden with power and lighting connected.



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## Septimus Drive, Highwoods Colchester

- Four/Five Bedroom Townhouse
- Substantial Family Accommodation
- Generous Conservatory
- Jack & Jill En-Suite Shower Room
- Garage and Car Port

Tenure: Freehold EPC Rating: C

**£425,000**



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Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108745 - 0004



**01206 843464**



ColchesterStJohns@williamhbrown.co.uk



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



**williamhbrown.co.uk**