



**Barncroft Close, Highwoods, Colchester, CO4 9SF**

**welcome to**

**Barncroft Close, Highwoods, Colchester**

This *\*EXCEPTIONAL DETACHED HOUSE\** provides *\*GENEROUS FAMILY ACCOMMODATION\** and is *\*BEAUTIFULLY PRESENTED THROUGHOUT\**. Situated in this *\*EXCLUSIVE CUL-DE-SAC OFF EASTWOOD DRIVE\** the property is ideal for *\*LOCAL SCHOOLS\**, various shops and the A12/A120. An early viewing is highly recommended.



### **Entrance**

The property is entered via the part obscure double glazed front door leading to:

### **Entrance Hall**

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

### **Kitchen**

14' 6" x 8' 8" ( 4.42m x 2.64m )

Part obscure double glazed side door opening onto the side path, double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the Quartz worktop, range of wall and floor mounted matching cupboards and drawers (housing the Logic boiler), integral dishwasher, built-in electric double oven with four-ring electric induction hob and cooker hood over, plumbing for a washing machine, plumbing for an American style fridge/freezer, radiator, inset spotlights and Karndean flooring.

### **Living Room**

14' 10" x 10' 10" ( 4.52m x 3.30m )

Electric fireplace feature (with gas point), radiator with decorative cover, double glazed sliding patio doors to the conservatory and French doors leading to:

### **Dining Room**

10' x 8' 8" ( 3.05m x 2.64m )

Double glazed window to the rear aspect and a radiator.

### **Conservatory**

12' x 11' 10" max ( 3.66m x 3.61m max )

Double glazed French doors to the side opening onto the rear garden, double glazed windows to the rear and side aspects, two electric conservatory

radiators and tiled flooring.

### **Study / Bedroom Five**

13' 2" x 8' 6" max ( 4.01m x 2.59m max )

Double glazed window to the front aspect, radiator, inset spotlights, Oak flooring and a door leading to:

### **Shower Room / Wc**

Walk-in double shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

### **First Floor Landing**

Access to the loft (part boarded), built-in airing cupboard (housing the water tank) and doors leading to;

### **Bedroom One**

13' 4" x 11' 8" max ( 4.06m x 3.56m max )

Double glazed window to the front aspect, built-in wardrobes, radiator, laminate flooring and a door leading to:

### **En-Suite Shower Room / Wc**

Obscure double glazed window to the side aspect, shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap and drawers under, low level WC, Chrome heated towel rail, cupboard with anti-steam mirror fronted door, extractor fan, inset spotlights, tiled walls and tiled flooring.

### **Bedroom Two**

11' 10" x 10' 4" into wardrobes (max) ( 3.61m x 3.15m into wardrobes (max) )

Double glazed window to the rear aspect, built-in wardrobes, radiator and laminate flooring.

### **Bedroom Three**

12' x 8' ( 3.66m x 2.44m )

Double glazed window to the rear aspect, radiator and laminated flooring.

### **Bedroom Four**

12' 2" x 7' 4" max ( 3.71m x 2.24m max )

Two double glazed windows to the front aspect, built-in wardrobes, radiator and laminate flooring.

### **Family Bathroom / Wc**

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and cupboard under, low level WC, radiator/heated towel rail, inset spotlights, tiled walls and tiled flooring.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and sides, raised paved patio area to the rear, external tap, boxed gas and electric meters and further access via the front gate and side path.

### **Integral Garage**

17' 10" x 8' ( 5.44m x 2.44m )

Up and over door to the front aspect, part double glazed door to the rear with power and lighting connected.

### **Parking**

There is a block paved driveway to the front of the property providing off road parking for a number of vehicles.



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welcome to

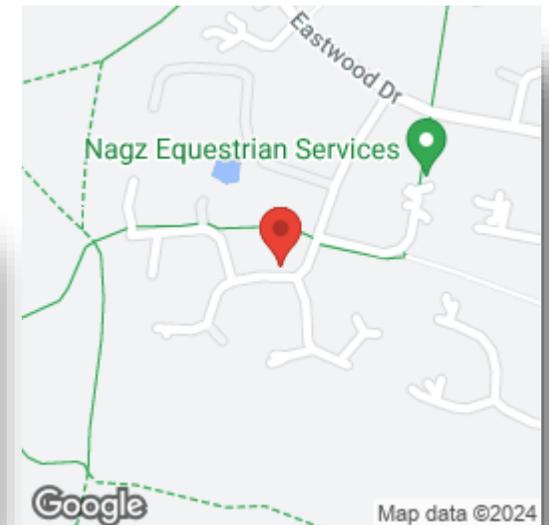
## Barncroft Close, Highwoods Colchester

- Four/Five Bedrooms
- Detached Family House
- En-Suite to the Master Bedroom
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£575,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108550 - 0003

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