

Bilsdale Close, Highwoods, COLCHESTER, CO4 9RF



welcome to

Bilsdale Close, Highwoods, COLCHESTER

£390,000-£400,000 Guide Price. Offered with *NO ONWARD CHAIN* this stunning *EXTENDED SEMI-DETACHED HOUSE* is *EXCEPTIONALLY WELL PRESENTED* making the *IDEAL HOME FOR GROWING FAMILIES*. Situated in a *POPULAR CUL-DE-SAC* convenient for *LOCAL SCHOOLS*, *HIGHWOODS COUNTRY PARK* and the A12/A120.













Entrance

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

Hallway

Double glazed window to the front aspect, built-in understairs cupboards, boxed electric meter, inset spotlights, oak flooring (with underfloor heating), stairs rising to the first floor and doors leading to;

Bedroom Four

8' 10" x 6' 8" (2.69m x 2.03m)

Double glazed window to the front aspect and oak flooring (with underfloor heating).

Cloakroom

Low level WC, wash hand basin with mixer tap and tiled splashbacks, extractor fan, inset spotlights and oak flooring.

Living Room

13' x 11' 2" (3.96m x 3.40m)

Inset spotlights, oak flooring (with underfloor heating) and open access leading to:

Family / Dining Room

19' 8" x 11' 2" (5.99m x 3.40m)

Double glazed bi-folding doors opening onto the rear garden, double glazed full length window to the rear aspect, two double glazed skylight windows, breakfast bar with cupboards under incorporating the wine chiller, inset spotlights, oak flooring (with underfloor heating) and open access leading to:

Kitchen

12' 4" x 6' 8" (3.76m x 2.03m)

Double glazed window to the front aspect, one-anda-half bowl sink and drainer and mixer tap inset to the worktop, tiled splashbacks, extensive range of wall and floor mounted matching cupboards and drawers, integral twin fridge/freezers, dishwasher and washing machine, built-in Neff electric oven (with slide and glide door) and microwave oven, four-ring gas hob and cooker hood over, wall-mounted Ideal boiler, inset spotlights and oak flooring (with underfloor heating).

First Floor Landing

Double glazed window to the front aspect, oak flooring, stairs rising to the second floor and doors leading to;

Bedroom Two

13' x 9' max (3.96m x 2.74m max)

Two double glazed windows to the rear aspect, fitted wardrobe with sliding doors, built-in cupboard, radiator and oak flooring.

Bathroom

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, chrome heated towel rail, extractor fan, tiled walls and tiled flooring (with underfloor heating).

Bedroom Three

10' x 6' 8" (3.05m x 2.03m)

Double glazed window to the front aspect, radiator and oak flooring.

Second Floor Landing

Door leading to:

Bedroom One

12' 10" x 11' 8" max (3.91m x 3.56m max)

Double glazed window to the rear aspect, fitted wardrobe with sliding doors, radiator and a door leading to:

En-Suite Shower Room

Double glazed skylight window to the front aspect, shower cubicle with adjustable shower head/mixer tap and waterfall shower head over, vanity wash hand basin with mixer tap and drawer under, low level WC, chrome heated towel rail, extractor fan and tiled flooring with underfloor heating.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio and decked patio area to the rear.

Parking

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





Bilsdale Close, Highwoods COLCHESTER

- Four Bedrooms
- Extended Semi-Detached House
- Spacious Family/Dining Room
- Well-Appointed Kitchen
- En-Suite to the Master Bedroom

Tenure: Freehold EPC Rating: D

guide price

£390,000-£400,000







St John's Primary School

Map data ©2024

Please note the marker reflects the postcode not the actual property

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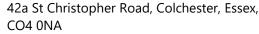
Property Ref: CSJ107894 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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