



Rockingham Close, Colchester, CO4 0NJ

welcome to

Rockingham Close, Colchester

This attractive chalet-style extended detached house provides generous family accommodation and is well presented throughout. Situated in a sought-after cul-de-sac in the prestigious Magdalen Wood area on the St Johns Estate, ideal for local schools, various shops, bus routes and the A12/A120.



Entrance

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

Entrance Hall

Opaque double glazed window to the front aspect, built-in understairs cupboard, radiator, multi-paned door to the living room, arched doorway to the kitchen and a door leading to:

Cloakroom

Low level WC, wash hand basin with mixer tap and cupboard under, tiled splashbacks, radiator, extractor fan, inset spotlights and part tongue and groove clad walls.

Living Room

20' x 11' (6.10m x 3.35m)

Double glazed bay window and double glazed window to the front aspect, fireplace feature with log burner, radiator, inset spotlights, solid oak flooring and part glazed French doors leading to:

Inner Lobby

Stairs rising to the first floor and a door leading to:

Kitchen / Dining Room

20' x 10' (6.10m x 3.05m)

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop incorporating the breakfast bar, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (housing the boiler), gas cooker point, cooker hood over, plumbing for a dishwasher, two radiators, arched doorway to the utility room and a double glazed door leading to:

Conservatory

9' 10" x 9' 4" (3.00m x 2.84m)

Double glazed sliding patio doors to the side opening onto the rear garden, double glazed windows to the rear and side aspects and tiled flooring.

Utility Room

12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards, plumbing for a washing machine and space for a tumble dryer, radiator and a door to the garage.

First Floor Landing

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

Bedroom One

13' 2" to wardrobe doors x 8' 10" to wardrobe doors (4.01m to wardrobe doors x 2.69m to wardrobe doors)

Double glazed full length window to the front aspect, built-in wardrobes with sliding doors, further built-in wardrobes, radiator and a door leading to:

En-Suite Shower Room

Opaque double glazed window to the front aspect, shower quadrant with adjustable shower head and mixer tap, vanity wash hand basin with mixer tap and cupboards under, low level WC, chrome heated towel rail, inset spotlights and part tiled walls.

Bedroom Two

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

Large double bedroom with double glazed window to the rear aspect, radiator, inset spotlights and laminate flooring.

Bedroom Three

12' 2" x 10' (3.71m x 3.05m)

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

Bedroom Four

10' x 9' 2" (3.05m x 2.79m)

Double glazed window to the rear aspect and a radiator.

Family Bathroom / Shower Room

Opaque double glazed window to the rear aspect, enclosed panel bath with mixer tap and shower attachment, shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, extractor fan and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and side, wooden shed, external tap and further access via the front gate and side pathway.

Cabin

15' 8" x 9' (4.78m x 2.74m)

Timber constructed with fully double glazed double doors to the front, double glazed window to the front, two double glazed windows to the side with power and lighting connected.

Garage

14' x 8' (4.27m x 2.44m)

Up and over door to the front with power and lighting connected.

Driveway

The driveway can be found to the front of the property providing off road parking for a number of vehicles.



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welcome to

Rockingham Close, Colchester

- Four Double Bedrooms
- Extended Chalet Style Detached Family House
- Well-Appointed Kitchen/Dining Room
- Conservatory and Separate Utility Room
- Large Master Bedroom with Well Appointed Built-in Wardrobes

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108802 - 0005

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01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk