



Sinnington End, Colchester, CO4 9RE

welcome to

Sinnington End, Colchester

This ***EXTENDED SEMI-DETACHED HOUSE*** provides ***GENEROUS ACCOMMODATION*** and is ***WELL-PRESENTED THROUGHOUT*** making the ***PERFECT HOME FOR GROWING FAMILIES***. Situated on the ***POPULAR HIGHWOODS ESTATE*** the property is ideal for ***LOCAL SCHOOLS***, various shops, ***HIGHWOODS COUNTRY PARK*** and the A12/A120.



Entrance

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

Hallway

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

Kitchen

12' 6" x 6' 8" (3.81m x 2.03m)

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (housing the boiler), built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a dishwasher, laminate flooring and a doorway leading to:

Utility Room

8' x 6' 10" (2.44m x 2.08m)

Double glazed window to the front aspect, wall and floor mounted cupboards, plumbing for a washing machine, radiator and laminate flooring.

Lounge / Dining Room

22' x 14' 4" max (6.71m x 4.37m max)

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, electric fireplace feature, radiator and laminate flooring.

First Floor Landing

Doors leading to;

Bedroom One

13' x 11' 4" (3.96m x 3.45m)

Double glazed window to the rear aspect, access to the loft, fitted wardrobes and a radiator.

Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m)

Double glazed window to the front aspect, built-in cupboard (housing the water tank), fitted wardrobes and a radiator.

Bedroom Three

11' 6" x 8' (3.51m x 2.44m)

Double glazed window to the rear aspect, access to the loft and a radiator.

Bathroom / Shower Room

Obscure double glazed window to the front aspect, luxury free standing bath with mixer tap and shower attachment, shower cubicle with adjustable shower head/mixer tap and waterfall shower head over, wash hand basin with mixer tap, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

Separate W.C.

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

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds and a wooden shed to the rear.

Parking

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



check out more properties at williamhbrown.co.uk



welcome to

Sinnington End, Colchester

- Three Double Bedrooms
- Extended Semi-Detached House
- Spacious Lounge/Dining Room
- Kitchen and Utility Room
- Attractive Rear Garden

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSJ106931 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk