



St. Dominic Road, Colchester, CO4 0PY

welcome to

St. Dominic Road, Colchester

£400,000-£425,000 Guide Price. A fantastic ***EXTENDED DETACHED HOUSE*** is ***WELL-PRESENTED THROUGHOUT*** providing ***SUBSTANTIAL FAMILY ACCOMMODATION*** viewing highly recommended. Situated on the ***SOUGHT-AFTER ST JOHNS ESTATE*** the property is ideal for ***LOCAL SCHOOLS***, ***BUS ROUTES*** and the A12/A120.



Entrance

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

Entrance Hall

Obscure double glazed window to the front aspect, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Study Area

7' 6" x 9' 10" (2.29m x 3.00m)

Double glazed window to the front aspect and open access to:

Living Room

17' 10" x 10' 4" (5.44m x 3.15m)

Dual aspect with double glazed sliding patio doors opening onto the decked patio area and rear garden, double glazed window to the front aspect, gas fireplace feature with limestone surround and a radiator.

Kitchen

11' x 7' 6" (3.35m x 2.29m)

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of high-gloss wall and floor mounted cupboards and drawers, integral dishwasher, built-in Neff electric double oven with Neff four-ring gas hob and cooker hood over, plumbing for a washing machine, built-in understairs cupboard, built-in larder cupboard (with shelving), inset spotlights, laminate flooring and open access to:

Inner Lobby

Part obscure double glazed side door to the decked patio area and rear garden, laminate flooring, inset spotlight and doors leading to;

Shower Room

Obscure double glazed window to the rear aspect,

shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, extractor fan, inset spotlights and brick patterned part tiled walls.

Dining Room

11' 8" x 9' 10" max (3.56m x 3.00m max)

Double window to the rear aspect, walk-in storage cupboard (with shelving and lighting), radiator and laminate flooring.

First Floor Landing

Access to the loft and doors leading to;

Bedroom One

16' into wardrobes x 13' 2" max (4.88m into wardrobes x 4.01m max)

Dual aspect with double glazed windows to the front and rear aspects, fitted wardrobe with mirror fronted sliding doors and a radiator.

Bedroom Two

12' 6" into wardrobes x 8' 10" max (3.81m into wardrobes x 2.69m max)

Double glazed window to the front aspect, fitted wardrobes with sliding doors (housing the Vaillant boiler and water tank) and a radiator.

Bedroom Three

12' 2" into wardrobes x 8' 10" max (3.71m into wardrobes x 2.69m max)

Double glazed window to the front aspect, fitted wardrobes with sliding doors and a radiator.

Bedroom Four

10' 6" x 8' 8" max (3.20m x 2.64m max)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Two obscure double glazed windows to the rear aspect, enclosed panel bath with mixer tap, wall-mounted Mira electric shower with adjustable

shower head, pedestal wash hand basin with mixer tap, low level WC, radiator and part tiled walls.

Rear Garden

The generous rear garden is mainly laid to lawn with a decked patio area, flower beds to both sides, wooden shed and greenhouse to the rear, two water butts, external tap, external lighting and gated access to via the front gate and side path.

Integral Garage

Up and over door to the front, gas and electric meters with power and lighting connected.

Driveway

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



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welcome to

St. Dominic Road, Colchester

- Four Bedrooms
- Extended Detached Family House
- Bathroom and Shower Room
- Lounge and Separate Dining Room
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£400,000-£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108872 - 0003

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