

Spindle Wood, Highwoods, Colchester CO4 9SX

# welcome to

# Spindle Wood, Highwoods, Colchester

This fantastic \*EXTENDED DETACHED HOUSE\* provides \*GENEROUS FAMILY ACCOMMODATION\* and is \*WELL PRESENTED THROUGHOUT\*. Situated in a \*SOUGHT-AFTER CUL-DE-SAC OFF EASTWOOD DRIVE\* the property is ideal for \*LOCAL SCHOOLS\*, various shops, \*HIGHWOODS COUNTRY PARK\*, bus services and the A12/A120.













#### Entrance

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

#### **Entrance Hall**

Double glazed window to the front aspect, radiator, Karndean flooring, stairs rising to first floor and doors leading to;

#### Cloakroom

Double glazed window to the side aspect, low level WC, wash hand basin with mixer tap, radiator, part tiled walls and tiled flooring.

#### **Living Room**

12' 10" x 11' 6" max ( 3.91m x 3.51m max ) Double glazed windows to the front and side aspects, gas fire point and a radiator.

#### Kitchen

9' 4" x 9' (2.84m x 2.74m) Part double glazed door opening onto the rear garden, double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, wall-mounted boiler, radiator and tiled

### **Dining Room**

flooring.

9' 2" x 7' 10" ( 2.79m x 2.39m ) Radiator and part glazed multi-paned French doors leading to:

#### Conservatory

13' x 9' (3.96m x 2.74m) Double glazed French doors to the side opening onto the rear garden, double glazed windows to the rear and side aspects, radiator with decorative cover and tiled flooring.

#### **First Floor Landing**

Double glazed window to the side aspect, built-in airing cupboard (housing the water tank) and doors leading to;

#### Bedroom One

11' 8" into wardrobes x 11' 2" max ( 3.56m into wardrobes x 3.40m max ) Double glazed window to the front aspect, built-in wardrobes, radiator and inset spotlights.

### **Bedroom Two**

13' x 10' 10" max ( 3.96m x 3.30m max ) Double glazed window to the side, fitted wardrobes, radiator, inset spotlights and laminate flooring.

# **Bedroom Three**

11' 4" x 10' 6" max ( 3.45m x 3.20m max ) Double glazed window to the rear aspect, access to the loft, built-in wardrobes, vertical designer radiator and laminate flooring.

#### Study

 $6^{\prime}$  x 5  $^{\prime}$  10" ( 1.83m x 1.78m ) Double glazed window to the side aspect, radiator and inset spotlights.

### **Family Bathroom**

Double glazed window to the side aspect, enclosed panel bath with mixer tap/shower attachment and shower head over, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, shaver point, inset spotlights, tiled walls and laminate flooring.

#### Rear Garden

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

#### **Utility Area**

9' 2" x  $\overset{}{8}$ ' 10" ( 2.79m x 2.69m ) Tiled flooring with power and lighting connected

#### Storage Area

Up and over door to the front.

### Driveway

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





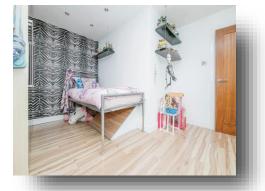
# welcome to

# Spindle Wood, Highwoods Colchester

- Three Bedrooms
- Extended Detached House
- Lounge and Dining Room
- Study and Conservatory
- Attractive Rear Garden

Tenure: Freehold EPC Rating: D

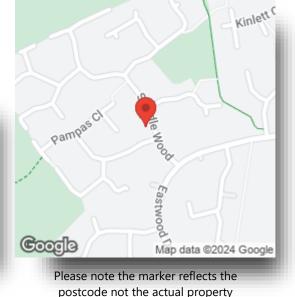
# £425,000





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