



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 flooring.

Dining Room

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' x 5' 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 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.



check out more properties at williamhbrown.co.uk



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



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSJ108423 - 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