



**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.



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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

offers in excess of

**£380,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108423 - 0004

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