



Spindle Wood, Highwoods, Colchester, CO4 9SX

welcome to

Spindle Wood, Highwoods, Colchester

£370,000-£390,000 Guide Price. 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** 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

guide price

£370,000-£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108423 - 0005

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