



Purvis Way, Highwoods, Colchester CO4 9FN

welcome to

Purvis Way, Highwoods, Colchester

Offered with ***NO ONWARD CHAIN*** this excellent ***THREE BEDROOM FAMILY HOUSE*** provides ***SUBSTANTIAL ACCOMMODATION*** and is ***WELL PRESENTED THROUGHOUT***. Situated on the ***SOUGHT-AFTER HIGHWOODS ESTATE*** the property is ideal for ***LOCAL SCHOOLS***, various shops, ***HIGHWOODS COUNTRY PARK*** and the A12/A120.



Entrance

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

Hallway

Double glazed window with shutters to the side aspect, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer tap, chrome heated towel rail, part tiled walls and laminate flooring.

Living Room

16' 10" x 10' 4" (5.13m x 3.15m)

Double glazed window with shutters to the front aspect, radiator, laminate flooring and a double doorway leading to:

Dining Room

11' 8" x 8' 4" (3.56m x 2.54m)

Double glazed sliding patio doors opening the rear garden, radiator and laminate flooring.

Kitchen / Breakfast Room

11' 8" x 8' 4" (3.56m x 2.54m)

Double glazed door to the side, 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 splash backs, range of 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 Glow Worm boiler, radiator, extractor fan and laminate flooring.

First Floor Landing

Access to the loft, built-in airing cupboard (housing the water tank) and doors leading to;

Bedroom One

17' 2" x 14' 6" max (5.23m x 4.42m max)

Two double glazed windows to the front aspect, built-in wardrobes, two radiators and a door leading to:

En-Suite Shower Room

Shower cubicle with adjustable shower head/mixer tap and waterfall shower head over, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

Bedroom Two

12' 6" x 8' 6" (3.81m x 2.59m)

Double glazed window to the front aspect, radiator and laminate flooring.

Bedroom Three

10' 2" x 9' 10" (3.10m x 3.00m)

Double glazed window to the rear aspect, radiator and laminate flooring.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath, pedestal wash hand basin with mixer tap, low level WC, radiator, extractor fan and part tiled walls.

Rear Garden

The privately enclosed rear garden is mainly laid to lawn with a paved patio and external power points.

Garage

16' x 8' (4.88m x 2.44m)

Up and over door to the front with lighting connected.

Parking

There is a gated carport and driveway to the side of the property providing off road parking for a number of vehicles.



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welcome to

Purvis Way, Highwoods Colchester

- Three Bedroom House
- Lounge and Dining Room
- En-Suite to the Master Bedroom
- Kitchen/Breakfast Room
- Garage, Carport and Driveway

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108778 - 0003

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