

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.

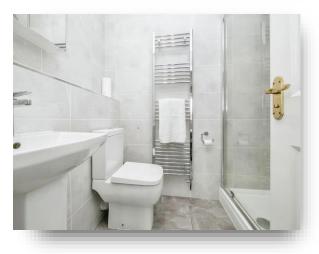












#### Entrance

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" ( $5.13m \times 3.15m$ ) 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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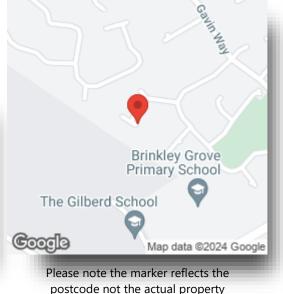
- Three Bedroom House
- Lounge and Dining Room
- En-Suite to the Master Bedroom
- Kitchen/Breakfast Room
- Garage, Carport and Driveway

Tenure: Freehold EPC Rating: C

# £375,000



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The Property Ombudsman

Property Ref: CSJ108778 - 0003 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.

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