



St. Mark Drive, Colchester CO4 0LP

welcome to

St. Mark Drive, Colchester

This attractive **DETACHED HOUSE** provides **AMPLE FAMILY ACCOMMODATION** and is **WELL PRESENTED THROUGHOUT**. Situated on the **SOUGHT-AFTER ST JOHNS ESTATE** the property is convenient for **LOCAL SCHOOLS**, a choice of shops, **BUS ROUTES** and the A12/A120. An early viewing is highly recommended.



Entrance

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

Porch

Obscure double glazed window to the front aspect, tiled flooring and part glazed French doors leading to:

Entrance Hall

Radiator, dado rail, stairs rising to the first floor and part glazed doors leading to;

Living Room

18' 8" x 10' 4" (5.69m x 3.15m)

Double glazed window to the front aspect, gas fireplace feature, radiator and open access leading to:

Dining Area

10' 4" into recess x 7' 2" max (3.15m into recess x 2.18m max)

Laminate flooring, double glazed sliding patio doors to the conservatory and part glazed doors leading to;

Kitchen

10' 10" x 8' 8" max (3.30m x 2.64m max)

Part obscure double glazed side door to the side path and rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (with under-lighting), integral dishwasher, gas cooker point, cooker hood over, built-in larder cupboard, inset spotlights and tiled flooring.

Conservatory

17' x 13' 2" (5.18m x 4.01m)

Double glazed French doors opening onto the rear garden, double glazed windows to the rear and both side aspects and tiled flooring (with underfloor heating).

Inner Lobby

Built-in under-stairs cupboard, laminate flooring, inset spotlights, doors to the cloakroom and garage and open access to:

Study Area

8' 2" x 4' 4" (2.49m x 1.32m)

Double glazed window to the rear aspect and inset spotlights.

Cloakroom

Obscure double glazed window to the rear aspect, low level WC and inset spotlights.

First Floor Landing

Double glazed window to the rear aspect, access to the loft (boarded and housing the boiler), dado rail and doors leading to;

Bedroom One

13' 6" x 9' 4" (4.11m x 2.84m)

Double glazed window to the front aspect, fitted wardrobes and drawers, radiator and inset spotlights.

Bedroom Two

11' 2" x 9' (3.40m x 2.74m)

Double glazed windows to the front and side aspects, radiator and inset spotlights.

Bedroom Three

10' 6" x 7' 8" max (3.20m x 2.34m max)

Double glazed window to the rear aspect and a radiator.

Shower Room

Two obscure double glazed windows to the rear aspect, enclosed panel bath with mixer tap, wall-mounted adjustable shower head with mixer tap, vanity wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the sides, external tap, external power points and further access via the front gate and side pathway.

Garage

18' x 8' (5.49m x 2.44m)

Up and over door to the front, plumbing for a washing machine with power and lighting connected.

Driveway

There is a substantial block paved driveway to the front of the property providing off road parking for a number of vehicles.



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welcome to

St. Mark Drive, Colchester

- Three Bedrooms
- Detached Family House
- Spacious Conservatory
- Well-Appointed Kitchen
- Garage and Driveway

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108725 - 0002

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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