



**Oaklands, COLCHESTER, CO4 3HT**



**welcome to**

**Oaklands, COLCHESTER**

Offered with *\*NO ONWARD CHAIN\** this excellent *\*LINK-DETACHED HOUSE\** offers *\*AMPLE FAMILY ACCOMMODATION\** and is *\*WELL PRESENTED THROUGHOUT\**. Situated in an *\*EXCLUSIVE CUL-DE-SAC\** within this modern development the property is ideal for *\*LOCAL SCHOOLS\**, various shops, bus services and the A12/A120.



## Entrance

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

## Entrance Hall

Built-in understairs cupboard, radiator, tiled flooring, stairs rising to first floor and doors leading to;

## Cloakroom

Obscure double glazed window to the front aspect, low level WC, vanity wash hand basin with mixer tap and cupboard under, tiled splashbacks, chrome heated towel rail and extractor fan.

## Living Room

18' 10" x 7' 8" ( 5.74m x 2.34m )

Double glazed French doors opening onto the rear garden (with shutters), double glazed window to the front aspect (with shutters) and a radiator (with decorative cover).

## Kitchen / Dining Room

26' 6" x 11' 6" ( 8.08m x 3.51m )

Double glazed French doors opening onto the rear garden (with shutters), double glazed window to the front aspect (with shutters), two double glazed windows to the side aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers, integral fridge, freezer and dishwasher, plumbing for a washing machine, built-in electric oven with four-ring gas hob and cooker hood over, radiator, inset spotlights and tiled flooring.

## First Floor Landing

Double glazed Velux skylight window to the rear aspect, built-in airing cupboard (housing the water tank), radiator and doors leading to;

## Bedroom One

12' 8" x 11' 6" ( 3.86m x 3.51m )

Double glazed window to the front aspect, radiator (with decorative cover) and a door leading to:

## En-Suite Shower

Shower quadrant with adjustable shower head/mixer tap and waterfall shower head over, vanity wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights and part tiled walls.

## Bedroom Two

11' 6" x 10' 2" max ( 3.51m x 3.10m max )

Double glazed window to the rear aspect and a radiator (with decorative cover).

## Bedroom Three

19' x 8' 6" max ( 5.79m x 2.59m max )

Double glazed dormer window to the front aspect, double glazed Velux skylight window to the rear aspect and a radiator.

## Family Bathroom

Double glazed Velux skylight window to the front aspect, enclosed panel bath with mixer tap, adjustable shower head/mixer tap and waterfall shower head over, vanity wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

## Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear, external lighting and further access via the rear gate.

## Parking

There are two parking spaces provided with one being to the front of the property (in the car parking area) and the other directly to the rear (with an electric car charging point).



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welcome to

## Oaklands, COLCHESTER

- Three Bedrooms
- Link-Detached Family House
- Stylish Kitchen/Dining Room
- En-Suite to the Master Bedroom
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: B

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108889 - 0004

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