



St. Christopher Road, Colchester, CO4 0LB

welcome to

St. Christopher Road, Colchester

This imposing ***FIVE BEDROOM DETACHED HOUSE*** is well-presented throughout providing ***SUBSTANTIAL FAMILY ACCOMMODATION*** with early viewing absolutely essential. Situated on the ***SOUGHT-AFTER ST JOHNS ESTATE*** the property is ideal for ***LOCAL SCHOOLS***, various shops, bus routes and the A12/A120.



Entrance

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

Entrance Hall

Double glazed window to the front aspect, radiator, laminate flooring, stairs rising to the first floor and a part glazed door leading to:

Dining Room

13' 6" x 8' (4.11m x 2.44m)

Double glazed French doors opening onto the rear garden, breakfast bar, radiator, laminate flooring and doors leading to;

Living Room

16' x 10' (4.88m x 3.05m)

Dual aspect with double glazed windows to the front and side aspects, fireplace feature, built in cupboard with sliding door and a radiator.

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m)

Part obscure double glazed side door to the side path, 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 splashbacks, wall and floor mounted cupboards and drawers (housing the boiler), built-in electric oven with four-ring electric hob, plumbing for a washing machine, inset spotlights and tiled flooring.

Self-Contained Suite Reception

8' 8" x 6' 10" (2.64m x 2.08m)

With access via the part obscure double glazed door to the front, double glazed window to the front aspect, worktop, radiator, inset spotlights and a door leading to:

Studio / Study

9' 10" x 8' 8" (3.00m x 2.64m)

Obscure double glazed window to the rear aspect, wall and floor mounted cupboards, sink with mixer tap, tiled splashbacks, radiator and a door leading to:

Cloakroom

Low level WC, wash hand basin with mixer tap and tiled splashbacks.

First Floor Landing

Access to the loft, built-in cupboard and doors leading to;

Bedroom One

13' x 9' 6" max (3.96m x 2.90m max)

Double glazed window to the front aspect, built-in wardrobes, radiator and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the rear aspect, double shower cubicle with adjustable shower head/mixer tap and waterfall shower head over, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights and tiled walls.

Bedroom Two

13' 4" x 7' 10" max (4.06m x 2.39m max)

Two double glazed windows to the rear aspect, built-in wardrobes and a radiator.

Bedroom Three

10' x 9' 8" (3.05m x 2.95m)

Double glazed window to the front aspect, built-in wardrobes, radiator and laminate flooring.

Bedroom Four

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to the front aspect and a radiator.

Bedroom Five

7' x 6' 6" max (2.13m x 1.98m max)

Double glazed window to the front aspect.

Family Bathroom

Two obscure double glazed windows to the rear aspect, enclosed panel bath with mixer tap and shower attachment, wash hand basin with mixer tap and drawers under, low level WC, chrome heated towel rail, extractor fan, inset spotlights and tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a decked patio area, vegetable patch, external tap, storage shed and further access via the front gate and side path.

Outbuilding

15' x 7' 10" (4.57m x 2.39m)

Part double glazed door to the front, double glazed window to the front, electric heater, inset spotlights and laminate flooring.

Driveway

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



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welcome to

St. Christopher Road, Colchester

- Five Bedrooms
- Detached Family House
- Self-Contained Suite
- Studio/Study
- En-Suite to the Master Bedroom

Tenure: Freehold EPC Rating: Awaited

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108955 - 0004

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