



St. Johns Close, COLCHESTER, CO4 0HP

welcome to

St. Johns Close, COLCHESTER

This exceptional DETACHED HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT making the IDEAL HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER CUL-DE-SAC on the popular ST JOHNS ESTATE the property is convenient for LOCAL SCHOOLS, various shops and the A12/A120. An early viewing is highly recommended.



Entrance

The property is entered via the front door leading to:

Hallway

Built-in cupboard, laminate flooring and a door leading to:

Lounge / Dining Room

24' 2" x 10' (7.37m x 3.05m)

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the front aspect, two radiators, laminate flooring and a door leading to:

Inner Lobby

Laminate flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Low level WC, wash hand basin with mixer tap and a radiator.

Kitchen

11' 4" max x 11' 4" max (3.45m max x 3.45m max)

Part 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, range of wall and floor mounted matching cupboards and drawers, integral fridge and freezer, built-in electric oven with four-ring ceramic hob and cooker hood over, plumbing for a washing machine, radiator and spotlights.

First Floor Landing

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

Bedroom One

12' 10" x 10' 8" max (3.91m x 3.25m max)

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

En-Suite Shower

Shower cubicle with mixer tap, wash hand basin, low level WC, radiator, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Bedroom Two

13' 2" x 9' 8" (4.01m x 2.95m)

Double glazed window to the front aspect and a radiator.

Bedroom Three

11' 8" x 7' 10" max (3.56m x 2.39m max)

Double glazed window to the front aspect, built-in cupboard and a radiator.

Family Bathroom

Double glazed windows to the rear and side aspects, enclosed panel bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap, low level WC, heated towel rail, inset spotlights and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio, wooden shed and further access via the front gate and side path (with boxed electric meter to the side).

Integral Garage

14' 6" x 8' (4.42m x 2.44m)

Up and over door to the front, wall-mounted Worcester boiler, gas meter and power/lighting connected.

Parking

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



check out more properties at williamhbrown.co.uk



welcome to

St. Johns Close, COLCHESTER

- Three Bedrooms
- Detached Family House
- En-Suite to the Master Bedroom
- Well-Appointed Kitchen
- Attractive Rear Garden

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSJ107247 - 0005

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.

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.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk