



St. Johns Close, COLCHESTER, CO4 0HP

welcome to

St. Johns Close, COLCHESTER

£380,00-£400,000 Guide Price. 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 property convenient for LOCAL SCHOOLS, 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.



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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
Council Tax Band: D

guide price

£380,000-£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ107247 - 0007

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