



Gratian Close, Highwoods, COLCHESTER, CO4 9EZ



welcome to

Gratian Close, Highwoods, COLCHESTER

£500,000-£525,000 Guide Price. This impressive DETACHED HOUSE provides GENEROUS FAMILY ACCOMMODATION and is BEAUTIFULLY PRESENTED THROUGHOUT. Situated in the SOUGHT-AFTER CUL-DE-SAC on the HIGHWOODS ESTATE ideal for LOCAL SCHOOLS, HIGHWOODS COUNTRY PARK, Colchester General Hospital and the A12/A120.



Entrance Hall

Double glazed window to the side aspect, built-in cupboard, radiator, wooden flooring, stairs rising to the first floor and doors leading to;

Living Room

20' x 10' 8" (6.10m x 3.25m)

Double glazed French doors opening onto the rear garden (flanked with double glazed windows), double glazed window to front aspect, two radiators and laminate flooring.

Cloakroom

Obscure double glazed window to the rear aspect, low level WC, pedestal wash hand basin with mixer tap, tiled splashbacks, radiator and wooden flooring.

Dining Room

11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window to the front aspect and a radiator.

Kitchen / Breakfast Room

11' 2" x 10' max (3.40m x 3.05m max)

Double glazed window to rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the work top, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring gas hob and cooker hood over, plumbing for a dishwasher and a door leading to:

Utility Room

6' 4" x 5' 6" (1.93m x 1.68m)

Part double glazed door to the rear garden, sink and drainer with mixer tap inset to the worktop, floor mounted cupboard and drawer, plumbing for a washing machine and an extractor fan.

First Floor Landing

Access to the loft, and doors leading to;

Bedroom One

13' 6" x 10' 10" into wardrobes max (4.11m x 3.30m into wardrobes 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, shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator, extractor fan and part tiled walls.

Bedroom Two

15' 2" x 13' 2" max (4.62m x 4.01m max)

Two double glazed windows to the front aspect, built-in wardrobes, built-in cupboard (housing the boiler) and two radiators.

Bedroom Three

10' 6" x 10' 4" max (3.20m x 3.15m max)

Double glazed window to the rear aspect and a radiator.

Bedroom Four

7' 10" x 7' 2" (2.39m x 2.18m)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, radiator, extractor fan and part tiled walls.

Rear Garden

Enclosed by panel fencing the rear garden is mainly laid to lawn with a paved patio area, flowers beds and shrubs to the rear and side, external tap, external power points and further access via the side gate (boxed gas and electric meters are to the front of the property).

Garage

18' 6" x 9' (5.64m x 2.74m)

Up and over door to the front with power and lighting connected.

Parking

The block paved driveway can be found to the side of the property providing off road parking for a number of vehicles.



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welcome to

Gratian Close, Highwoods COLCHESTER

- GUIDE PRICE £500,000 - £525,000
- Four Bedrooms
- Detached Family House
- En-Suite to the Master Bedroom
- Lounge, Dining Room & Utility Room

Tenure: Freehold EPC Rating: C

guide price

£500,000-£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109024 - 0007

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