



**Derwent Road, Highwoods, Colchester, CO4 9RL**



**welcome to**

**Derwent Road, Highwoods, Colchester**

This attractive DETACHED BUNGALOW offers MODERNISED ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated in a SOUGHT-AFTER LOCATION the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester General Hospital, COLCHESTER NORTH STATION, bus routes and the A12/A120.



### **Entrance**

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

### **Entrance Hall**

Access to the loft (part boarded with a loft ladder and housing the Baxi boiler), laminate flooring and doors leading to;

### **Bathroom**

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, wall-mounted Triton electric shower with adjustable shower head, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel, wall-mounted electric heater, inset spotlights, part tiled walls and laminate flooring.

### **Bedroom Two**

10' 8" x 7' ( 3.25m x 2.13m )

Double glazed sliding patio doors opening onto the rear garden, radiator and laminate flooring.

### **Lounge / Dining Room**

20' 2" into bay x 10' 6" ( 6.15m into bay x 3.20m )

Leaded double glazed square bay window to the front aspect, radiator, laminate flooring and doors leading to;

### **Bedroom One**

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double glazed window to the rear aspect, fitted wardrobes with mirror fronted sliding doors, radiator and laminate flooring.

### **Kitchen**

8' 6" x 7' ( 2.59m x 2.13m )

Leaded double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a built-in larder cupboard.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, an additional lawned area to the side and further access via the front gate and side pathway (with boxed gas and electric meters).

### **Detached Garage**

16' x 8' ( 4.88m x 2.44m )

Electric roller door to the front, part glazed door to the side with power and lighting connected.

### **Parking**

There is a driveway to the side of the property providing off road parking for a number of vehicles.



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## Derwent Road, Highwoods Colchester

- Two Bedroom Detached Bungalow
- Well-Appointed High-Gloss Kitchen
- Stylish Modern Bathroom
- Double Glazed Windows (fitted 2023)
- Baxi Combi Boiler (fitted 2024)

Tenure: Freehold EPC Rating: D

**£310,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108989 - 0003

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