



**St. Dominic Road, Colchester, CO4 0PY**



**welcome to**

**St. Dominic Road, Colchester**

\*\*\* Guide Price £415,000 to £425,000 \*\*\*This impressive EXTENDED DETACHED HOUSE provides GENEROUS FAMILY ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated on the MUCH SOUGHT-AFTER ST JOHNS ESTATE the property is convenient for LOCAL SCHOOLS, the parade of 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 side aspect, built-in cupboard, built-in understairs cupboard, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

### Living Room

18' x 12' ( 5.49m x 3.66m )

Double glazed bow window to the front aspect, fireplace feature, radiator and a door leading to:

### Dining / Family Room

18' 10" x 8' 10" max ( 5.74m x 2.69m max )

Double glazed French doors opening onto the rear garden, radiator, tiled flooring (with part underfloor heating) and open access to:

### Kitchen

18' 2" x 8' 8" maz ( 5.54m x 2.64m maz )

Double glazed French doors opening onto the rear garden, two double glazed windows to the side aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine and dishwasher, built-in larder cupboard and tiled flooring (with part underfloor heating).

### Utility Room

6' 10" x 5' 10" ( 2.08m x 1.78m )

Obscure double glazed window to the rear aspect, low level WC, wash hand basin with mixer tap inset to the worktop, floor mounted cupboards, wall-mounted Ideal boiler, shaver point, radiator, tiled walls and tiled flooring.

### Study / Bedroom Five

11' 2" x 9' 2" ( 3.40m x 2.79m )

Double glazed window to the rear aspect, radiator and laminate flooring.

### First Floor Landing

Built-in cupboard and doors leading to;

### Bedroom One

14' 2" x 9' 10" max ( 4.32m x 3.00m max )

Double glazed window to the front aspect, built-in wardrobes, radiator and inset spotlights.

### Bedroom Two

12' 4" x 9' 2" max ( 3.76m x 2.79m max )

Double glazed windows to the rear and side aspects and a radiator.

### Bedroom Three

10' 8" x 10' max ( 3.25m x 3.05m max )

Double glazed windows to the front and side aspects, built-in eaves storage and a radiator.

### Bedroom Four

10' x 9' max ( 3.05m x 2.74m max )

Double glazed windows to the rear and side aspects, built-in eaves storage and a radiator.

### Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head, pedestal wash hand basin, low level WC, radiator, access to the loft, extractor fan, inset spotlights, part tiled walls and tiled flooring.

### Rear Garden

The generous rear garden is mainly laid to lawn with a raised decked patio (with steps down to the lawn), a paved patio area, built-in storage area (beneath the house), external tap and gated access to both sides.

### Integral Garage

15' 10" x 8' 8" ( 4.83m x 2.64m )

Up and over door to the front, double glazed window to the side, gas and electric meters with power and lighting connected.

### Driveway

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



***view this property online*** [williamhbrown.co.uk/Property/CSJ109122](http://williamhbrown.co.uk/Property/CSJ109122)



welcome to

## St. Dominic Road, Colchester

- Four/Five Bedrooms
- Extended Detached Family House
- Study/Fifth Bedroom
- Dining/Family Room Extension
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

guide price

**£415,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSJ109122](https://williamhbrown.co.uk/Property/CSJ109122)



Property Ref:  
CSJ109122 - 0003

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](mailto:ColchesterStJohns@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**