

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, wallmounted 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 ($3.05m \times 2.74m max$) Double glazed windows to the rear and side aspects, built-in eves 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' $10'' \times 8' 8'' (4.83m \times 2.64m)$ 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.





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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**



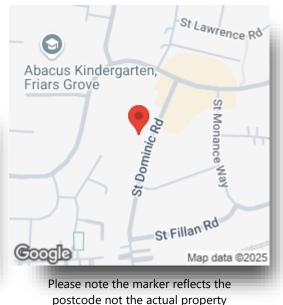


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william h brown



01206 843464



 ${\it Colchester StJohns@williamhbrown.co.uk}$



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



williamhbrown.co.uk