

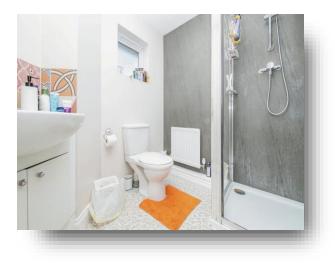
Septimus Drive, Highwoods, COLCHESTER, CO4 9EU

welcome to

Septimus Drive, Highwoods, COLCHESTER

This EXCEPTIONAL FAMILY HOUSE provides GENEROUS ACCOMMODATION and is NICELY PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in the POPULAR MYLAND AREA the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, the NORTHERN GATEWAY and the A12/A120.













Entrance

The property is entered via the part double glazed front door leading to:

Entrance Hall

Radiator, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the front aspect, low level WC, wash hand basin with mixer tap and cupboard under, tiled splashbacks and a radiator.

Living Room

17' 10" x 10' 10" ($5.44m \times 3.30m$) Double glazed French doors opening onto the rear garden, double glazed window to the front aspect, electric fireplace feature and two radiators.

Dining Room

12' 2" x 7' 10" max (3.71m x 2.39m max) Double glazed window to the front aspect, radiator and internet point.

Kitchen

13' 2" x 9' 4" max (4.01m x 2.84m max) Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for washing machine and dishwasher, built-in understairs cupboard and a radiator.

First Floor Landing

Double glazed window to the rear aspect, access to the loft, built-in airing cupboard (housing the Worcester boiler), radiator and doors leading to;

Bedroom One

15' 4" x 10' 8" plus recess max (4.67m x 3.25m plus recess max)

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

En-Suite Shower Room

Obscure double glazed window to the front aspect, shower cubicle with adjustable shower head/mixer tap, wash hand basin with mixer tap and cupboard under, tiled splashbacks, low level WC, radiator, shaver point, extractor fan and part aqua-boarded walls.

Bedroom Two

14' 4" x 9' 6" plus recess (4.37m x 2.90m plus recess) Dual aspect with double glazed windows to the front and rear aspects, access to the loft storage space and a radiator.

Bedroom Three

13' 4" x 6' 8" max (4.06m x 2.03m max) Two double glazed window to the front aspect, radiator and internet point.

Bedroom Four

7' 10" x 7' 8" (2.39m x 2.34m) Double glazed window to the rear aspect, radiator and internet point.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with adjustable shower head/mixer tap and waterfall shower head over, wash hand basin with mixer tap and cupboard under, low level WC, radiator, shaver point, extractor fan, inset spotlights, part aqua-boarded walls and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with double power points, water butt, external tap and further access via the side gate.

Shed

9' 8" x 7' 6" ($2.95m\ x\ 2.29m$) Timber constructed with double doors to the front, window to the side and power/lighting connected.

Carport

Providing off road parking for two vehicles (with boxed gas and electric meters).





welcome to

Septimus Drive, Highwoods, COLCHESTER

- Four Bedroom House
- Substantial Family Accommodation
- Lounge and Separate Dining Room
- En-Suite Shower Room
- Car Port for Off Street Parking

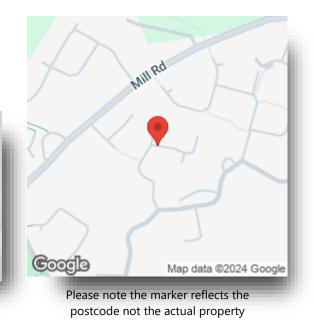
Tenure: Freehold EPC Rating: C

£425,000









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Property Ref: CSJ109073 - 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.

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