



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 x 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).



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109073 - 0003

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