



**Joslin Close, Colchester, CO4 3GQ**



**welcome to**

**Joslin Close, Colchester**

\*\*\* GUIDE PRICE £380,000 TO £400,000\*\*\*This exceptional THREE/FOUR BEDROOM DETACHED HOUSE offers SUBSTANTIAL FAMILY ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated within this EXCLUSIVE DEVELOPMENT BUILT IN 2021 the property is convenient for LOCAL SCHOOLS, various shops and the A12/A120.



### **Entrance**

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

### **Hallway**

Built-in understairs cupboard, built-in cupboard, inset spotlights, stairs rising to the first floor and doors leading to;

### **Cloakroom**

Obscure double glazed window (with shutters) to the front aspect, low level WC, wash hand basin with mixer tap and cupboard under, tiled splashbacks, chrome heated towel rail, extractor fan, inset spotlights and tiled flooring.

### **Study / Bedroom Four**

9' 2" x 7' 2" ( 2.79m x 2.18m )

Double glazed window (with shutters) to the front aspect, radiator and inset spotlights.

### **Living Room**

14' 4" x 13' 10" max ( 4.37m x 4.22m max )

Double glazed door opening onto the rear garden flanked with double glazed windows, inset fireplace feature with tiled surround and tiled hearth, radiator and inset spotlights.

### **Kitchen**

14' 2" x 7' 6" ( 4.32m x 2.29m )

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop (incorporating the breakfast bar), brick-patterned tiled splashbacks, range of white high-gloss wall and floor mounted (soft closing) cupboards and drawers (housing the Vaillant boiler), integral fridge, freezer, dishwasher and washing machine, built-in electric oven with four-ring electric hob and cooker hood over, radiator, inset spotlights, tiled flooring and a part double glazed door leading to:

### **Conservatory**

13' x 8' 10" ( 3.96m x 2.69m )

Double glazed French doors opening onto the rear garden, double glazed windows to the rear aspect and side aspects and a part obscure double glazed door to the garage.

### **First Floor Landing**

Two double glazed windows (with shutters) to the side aspect, access to the loft, built-in airing cupboard (housing the water tank) inset spotlights and doors leading to;

### **Bedroom One**

14' 4" x 10' 2" max ( 4.37m x 3.10m max )

Double glazed window (with shutters) to the rear aspect, fitted wardrobes with mirror fronted sliding doors, radiator, inset spotlights and a door leading to:

### **En-Suite Shower Room**

Obscure double glazed window (with shutters) to the rear aspect, walk-in double shower, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

### **Bedroom Two**

11' 2" x 7' 4" ( 3.40m x 2.24m )

Double glazed window (with shutters) to the front aspect, built-in wardrobe, radiator and inset spotlights.

### **Bedroom Three**

11' 4" x 7' 8" ( 3.45m x 2.34m )

Two double glazed windows (with shutters) to the rear aspect, radiator and inset spotlights.

### **Family Bathroom**

Obscure double glazed window (with shutters) to the rear aspect, enclosed panel bath with mixer tap and shower attachment, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

### **Rear Garden**

The privately enclosed rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and side, external tap, external lighting and further gated access to the side.

### **Garage**

20' x 9' 10" ( 6.10m x 3.00m )

Electric up and over door to the front, part double glazed door to the side with power/lighting connected.

### **Driveway**

There is a block paved driveway to the side of the property providing off road parking.



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## Joslin Close, Colchester

- Three/Four Bedrooms
- Detached Family House
- Study/Bedroom Four
- Stylish High-Gloss Kitchen
- Conservatory

Tenure: Freehold EPC Rating: B

guide price

**£380,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109163 - 0003

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