



St. Mark Drive, COLCHESTER, CO4 0LP

welcome to

St. Mark Drive, COLCHESTER

This impressive EXTENDED DETACHED HOUSE is EXCEPTIONALLY WELL PRESENTED providing GENEROUS ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various local shops, BUS ROUTES and the A12/A120.



Entrance

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

Entrance Hall

Double glazed windows to the front aspect, built-in understairs cupboard, built-in cupboard, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

L-Shaped Living Room

18' x 16' 2" max (5.49m x 4.93m max)

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

Kitchen Area

9' x 8' 8" (2.74m x 2.64m)

Wall and floor mounted cupboards, two built-in cupboards (housing the water tank with shelving), inset spotlights, laminate flooring, door to the utility room and open access to:

Kitchen / Family Room

17' 10" x 16' (5.44m x 4.88m)

Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects, three double glazed Velux skylight windows, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers, integral fridge, built-in electric double oven with four-ring induction hob and cooker hood over, plumbing for a dishwasher, two radiators, inset spotlights and laminate flooring.

Utility Room

8' 10" x 5' 8" (2.69m x 1.73m)

Part double glazed side door (for access to the side path), single sink and drainer with mixer tap inset to

the worktop, wall and floor mounted cupboards (housing the Vaillant boiler), plumbing for a washing machine, radiator, inset spotlights and laminate flooring.

Bedroom Five / Study

15' 6" into wardrobes x 8' 8" max (4.72m into wardrobes x 2.64m max)

Double glazed windows to the front and side aspects, built-in wardrobes, radiator and inset spotlights.

Reception Two

19' 8" x 9' 2" max (5.99m x 2.79m max)

Double glazed French doors opening onto the side patio and rear garden, obscure double glazed window to the side aspect and a radiator.

Bathroom / Shower Room

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap, walk-in shower enclosure with adjustable shower head, wash hand basin with mixer tap and drawers under, low level WC, radiator, extractor fan, inset spotlights, part tiled walls and Karndean flooring.

First Floor Landing

Doors leading to;

Bedroom One

11' 10" into wardrobes x 10' 10" max (3.61m into wardrobes x 3.30m max)

Double glazed window to the front aspect, shower cubicle with adjustable shower head and aqua boarding, fitted wardrobes with sliding doors, dado rail and a radiator.

Bedroom Two

16' 8" x 8' 8" max (5.08m x 2.64m max)

Double glazed window to the rear aspect, double glazed Velux skylight window to the side aspect, wash hand basin with mixer tap and cupboard under, tiled splashbacks, built-in eaves wardrobe, radiator and a door to the walk-in loft storage area.

Bedroom Three

9' 2" x 8' 4" max (2.79m x 2.54m max)

Double glazed window to the rear aspect and a radiator.

Bedroom Four

9' x 6' 10" (2.74m x 2.08m)

Double glazed window to the rear aspect, access to the loft and a radiator.

Separate WC

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer tap and cupboard under and part tiled walls.

Rear Garden

The rear garden is mainly block paved with an artificial turfed central oval shaped putting green with three holes, a paved patio area to the side, a summer house (with power and lighting) to the side with covered veranda and decking, two wooden sheds, external tap, external power points, a side path area with two further wooden sheds (with power and lighting) and further access via the front gate.

Driveway

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



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welcome to

St. Mark Drive, COLCHESTER

- Four/Five Bedrooms
- Extended Detached Family House
- Stunning Kitchen/Family Room
- Bathroom/Shower Room
- Lounge and Second Reception Room

Tenure: Freehold EPC Rating: D

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109208 - 0004

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