



Broad Oaks Park, Colchester, CO4 0JX

welcome to

Broad Oaks Park, Colchester

This EXCEPTIONAL DETACHED BUNGALOW is BEAUTIFULLY PRESENTED THROUGHOUT providing AMPLE FAMILY ACCOMMODATION with EARLY VIEWING ABSOLUTELY ESSENTIAL. Situated in a SOUGHT-AFTER CUL-DE-SAC on the POPULAR ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, VARIOUS SHOPS and the A12/A120.



Entrance

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

Hallway

Obscure double glazed windows to the side aspect and doors leading to;

Kitchen

8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, water softener, range of white high-gloss wall and floor mounted cupboards and drawers, integral 'Neff' fridge, freezer and dishwasher, built-in 'Neff' electric oven with four-ring gas hob and cooker hood over, extractor fan, inset spotlights and tiled flooring.

Utility Room

5' x 3' 6" (1.52m x 1.07m)

Accessed via the sliding door with wall mounted cupboards, worktop, plumbing for a washing, inset spotlights and tiled flooring.

Living Room

17' 8" x 13' max (5.38m x 3.96m max)

Double glazed French doors with shutters opening onto the rear garden, two double glazed windows to the front aspect with shutters, two hospital style radiators and laminate flooring.

Inner Hallway

Double glazed window with shutters to the side aspect, access to the loft (insulated with a loft ladder), built-in cupboard (housing the boiler - 'Hive' controlled), radiator, inset spotlights, laminate flooring and doors leading to;

Shower Room

Obscure double glazed window to the side aspect, walk-in double shower cubicle with electric controls and water fall shower head over, vanity wash hand basin with mixer tap and cupboard under, low level WC, Chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window with shutters to the side aspect and a radiator.

Bedroom Two

9' 10" x 9' (3.00m x 2.74m)

Double glazed window with shutters to the side aspect, built-in wardrobes and a radiator.

Bedroom One

13' x 9' 10" (3.96m x 3.00m)

Double glazed French doors opening onto the rear garden, range of fitted wardrobes and cupboards and a vertical designer radiator.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio, further paved patio area with pergola (adjacent to the living room), flower beds to the rear and sides, a wooden summer house (with power points), external power points, external taps to the front and side with further access via the front gate and side path.

Garage

18' x 8' (5.49m x 2.44m)

Up and over door to the front, part double glazed door to the rear, window to the rear with power and lighting connected.

Parking

There is also a driveway to the front of the property which is partly block paved providing off road parking for a number of vehicles.



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Broad Oaks Park, Colchester

- Three Double Bedrooms
- Detached Bungalow
- Well-Equipped High-Gloss Kitchen
- Attractive Lawned Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£365,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109383 - 0004

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