



Pampas Close, COLCHESTER, CO4 9ST

welcome to

Pampas Close, COLCHESTER

£475,000-£500,000 Guide. NO ONWARD CHAIN this fantastic LINK-DETACHED HOUSE provides GENEROUS ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER CUL-DE-SAC off Eastwood Drive ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.



Entrance

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

Hallway

Window to the side aspect, built-in understairs cupboard, radiator (with decorative cover), inset spotlights, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure glazed windows to the front and side aspects, low level WC, pedestal wash hand basin with mixer tap, radiator and part tiled walls.

Living Room

18' 4" into bay x 10' 10" max (5.59m into bay x 3.30m max)

Bay window to the front aspect, electric fireplace feature with surround, radiator, inset spotlights, laminate flooring and French doors leading to:

Dining Room

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

Double glazed French doors opening onto the rear garden, radiator with decorative cover, inset spotlights and laminate flooring.

Kitchen

9' 10" x 8' 2" (3.00m x 2.49m)

Double glazed side door to the side path, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, radiator, inset spotlights and tiled flooring.

First Floor Landing

Double glazed window to the side aspect, built-in airing cupboard (housing the water tank with shelving) and doors leading to;

Bedroom One

11' x 10' 4" (3.35m x 3.15m)

Double glazed window to the rear aspect and a radiator.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Double glazed window to the front aspect and a radiator.

Bedroom Three

10' 4" x 7' 4" max (3.15m x 2.24m max)

Double glazed window to the rear aspect and a radiator.

Bedroom Four

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

Double glazed window to the front aspect and a radiator.

Family Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, part tiled walls and tiled flooring.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio, external tap and further access via the front gate and side path.

Garage

16' 8" x 8' (5.08m x 2.44m)

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

Parking

There is a driveway in front of the garage providing off road parking.



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Pampas Close, COLCHESTER

- Four Bedrooms
- Link-Detached Family House
- Lounge and Separate Dining Room
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: E

guide price

£475,000-£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109352 - 0003

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