

Pampas Close, COLCHESTER, CO4 9ST

welcome to

Pampas Close, COLCHESTER

Offered with 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 the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.

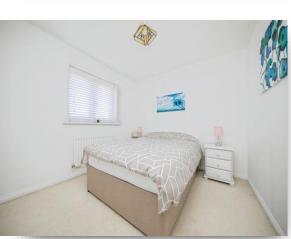












Entrance

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" \times 9' 2" ($3.10m \times 2.79m$) Double glazed window to the front aspect and a radiator.

Bedroom Three

10' 4" x 7' 4" max ($3.15m \times 2.24m \text{ max}$) Double glazed window to the rear aspect and a radiator.

Bedroom Four

9' 2" x 7' 2" max ($2.79m \times 2.18m \max$) 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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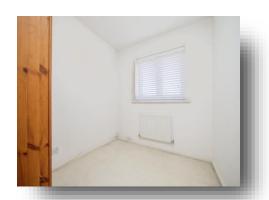
- Four Bedrooms
- Link-Detached Family House
- Lounge and Separate Dining Room
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£465,000







Coogle Map data @2025 Google

Please note the marker reflects the postcode not the actual property

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Property Ref: CSJ109352 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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