



**Blackwater Avenue, Colchester, CO4 3UY**



**welcome to**

**Blackwater Avenue, Colchester**

This exceptional *\*DETACHED HOUSE\** is *\*BEAUTIFULLY PRESENTED\** providing *\*GENEROUS ACCOMMODATION\** making the *\*PERFECT FAMILY HOME\**. Situated in a *\*SOUGHT-AFTER CUL-DE-SAC\** in the *\*ROACH VALE AREA\** the property is ideal for *\*LOCAL SCHOOLS\**, various shops and the A12/A120.



### Entrance

The property is entered via the front door with obscure glazed inset leading to:

### Entrance Hall

Double glazed window to the side aspect, radiator, part laminate flooring, stairs rising to the first floor and doors leading to;

### Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin, tiled splashbacks, radiator and laminate flooring.

### Kitchen

9' 4" x 9' 4" ( 2.84m x 2.84m )

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in 'Bosch' electric double oven with 'Indesit' four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, radiator, laminate flooring and a door leading to:

### Lounge

16' 10" x 15' 2" max ( 5.13m x 4.62m max )

Window to the rear aspect, two radiators, sliding patio doors to the conservatory and multi-paned double doors leading to:

### Dining Room / Bedroom Four

11' 2" x 9' 7" ( 3.40m x 2.92m )

Double glazed window to the front aspect and a radiator.

### Conservatory

12' 10" x 7' 2" ( 3.91m x 2.18m )

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

### First Floor Landing

Double glazed window to the side aspect, access to the loft, built-in cupboard and doors leading to;

### Bedroom One

11' 7" x 10' 5" max ( 3.53m x 3.17m max )

Double glazed window to the front aspect, built-in wardrobes and a radiator.

### Bedroom Two

10' 10" x 10' 5" max ( 3.30m x 3.17m max )

Double glazed window to the rear, built-in wardrobes and a radiator.

### Bedroom Three

7' 8" x 7' 2" ( 2.34m x 2.18m )

Double glazed window to the rear aspect and a radiator.

### Shower Room

Obscure double glazed window to the side aspect, walk-in double shower cubicle with adjustable shower head and mixer tap, wash hand basin, low level WC, fitted cupboard, Chrome heated towel rail, tiled walls and laminate flooring.

### Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, raised lawn area to the rear, a wooden shed, flower beds to both side and various trees.

### Garage

17' x 8' 6" ( 5.18m x 2.59m )

Up and over doors to the front and rear with power and lighting connected.

### Driveway

There is a driveway to the front of the property providing further off road parking.



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## **Blackwater Avenue, Colchester**

- Three/Four Bedroom Detached House
- Substantial Family Accommodation
- Conservatory Opening onto the Rear Garden
- Garage and Driveway for Off Road Parking
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: D

# £370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109215 - 0003

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**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



42a St Christopher Road, Colchester, Essex,  
CO4 0NA



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