



Sandpiper Close, Colchester, CO4 3GE

welcome to

Sandpiper Close, Colchester

£425,00-£450,000 Guide. This fantastic EXTENDED DETACHED HOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION and is IMMACULATEDLY PRESENTED THROUGHOUT. Nestled at the end of this SOUGHT-AFTER CUL-DE-SAC with open greenery to the rear and side the property is ideal for LOCAL SCHOOLS and the A12/A120.



Entrance

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

Porch

Obscure double glazed window to the front aspect, tiled flooring and a multi-paned door leading to:

Hallway

Built-in under-stairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the front aspect, low level WC, wash hand basin with mixer tap, tiled splashbacks and a radiator.

Kitchen

17' 6" x 9' 2" (5.33m x 2.79m)

Double glazed windows to the front and side aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop (incorporating the breakfast bar), extensive range of white high-gloss wall and floor mounted cupboards and drawers (housing the Potterton boiler), built-in electric double oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, radiator and open access to:

Dining / Sitting Room

15' 10" x 9' 10" (4.83m x 3.00m)

Double glazed bi-folding doors opening onto the rear garden and an open archway leading to:

Inner Lobby

Double glazed window to the front aspect, stairs rising to the secondary first floor landing and a door

leading to:

Living Room

15' x 11' 6" (4.57m x 3.51m)

Double glazed bi-folding doors to the side opening onto the rear garden, double glazed window to the rear aspect, built-in understairs cupboard and a radiator.

Primary First Floor Landing

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

Bedroom Two

13' 2" x 9' (4.01m x 2.74m)

Double glazed window to the rear aspect, fitted wardrobes, radiator and a door leading to:

En-Suite Shower Room

Shower cubicle with adjustable shower head and waterfall shower head over, wash hand basin with mixer tap and cupboard under, low level WC, radiator, mirror/shaver point, extractor fan and tiled walls.

Bedroom Three

9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed window to the front aspect and a radiator.

Bedroom Four

10' x 6' 8" (3.05m x 2.03m)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and adjustable shower head/mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator, light/shaver point and part tiled walls.

Secondary First Floor Landing

Door leading to:

Bedroom One

12' x 11' 8" max (3.66m x 3.56m max)

Double glazed windows to the rear and side aspects, radiator and a door leading to:

En-Suite Shower Room

Shower cubicle with adjustable shower head/mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, radiator, extractor fan, inset spotlights and part tiled walls.

Rear Garden

The privately enclosed South West facing rear garden is mainly laid to lawn with a decked patio area and steps leading down to the lower lawned area, flower beds to the rear, storage area to the side (adjacent to the garage) and further access via the front gate and side area.

Garage

18' 10" x 13' (5.74m x 3.96m)

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

Driveway

There is substantial driveway to the side of the property providing off road parking for a number of vehicles.



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Sandpiper Close, Colchester

- Four Bedrooms
- Extended Detached House
- Stylish High-Gloss Kitchen
- Lounge and Dining Room with Bi-Folding Doors
- Two En-Suite Shower Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

Guide Price

£425,000-£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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