



**St. Cyrus Road, Colchester, CO4 0NG**



**welcome to**

**St. Cyrus Road, Colchester**

Offered with NO ONWARD CHAIN this fantastic EXTENDED SEMI-DETACHED HOUSE is well- presented throughout providing SUBSTANTIAL FAMILY ACCOMMODATION. Situated on the ST JOHN'S ESTATE the property is ideal for LOCAL SCHOOLS, various shops, BUS SERVICES and the A12/A120. Viewing is highly recommended.



### Entrance

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

### Porch

Double glazed window to the front aspect and obscure double glazed door leading to:

### Hallway

Built-in under-stairs cupboard (housing the electric meter), radiator, stairs rising to the first floor and multi-paned doors leading to:

### Dining Room

14' x 11' 2" max ( 4.27m x 3.40m max )

Double glazed window to the front aspect, chimney breast with back boiler, gas fireplace feature and multi-paned double doors leading to:

### Living Room

22' 3" max x 19' 7" max ( 6.78m max x 5.97m max )

Double glazed sliding patio doors opening onto the rear garden, radiator and doors leading to;

### Kitchen

9' 6" x 8' 8" ( 2.90m x 2.64m )

Double glazed window to the rear aspect, one-and-a-half bowl single drainer sink with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over and plumbing for a washing machine.

### Utility Room

10' 7" x 7' 2" max ( 3.23m x 2.18m max )

Part glazed door to the rear garden, wall-mounted cupboards, work top, plumbing for a washing machine, radiator, door to the garage and a door leading to:

### Cloakroom

Low level WC, vanity sink with cupboard under, radiator and extractor fan.

### First Floor Landing

Access to the loft (part boarded and insulated), built-in cupboard (housing the water tank), doors leading to;

### Bedroom One

12' x 8' 8" max ( 3.66m x 2.64m max )

Double glazed window to the front aspect, fitted wardrobes and a radiator.

### Bedroom Two

11' 7" x 7' max ( 3.53m x 2.13m max )

Double glazed window to rear aspect and a radiator.

### Bedroom Three

9' x 7' 10" max ( 2.74m x 2.39m max )

Double glazed window to front aspect and hospital style radiator.

### Bedroom Four

11' into wardrobes x 7' max ( 3.35m into wardrobes x 2.13m max )

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

### Bedroom Five

9' 7" into wardrobes x 7' 10" max ( 2.92m into wardrobes x 2.39m max )

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

### Family Bathroom

Obscure double glazed window to rear aspect, P-shaped bath with adjustable shower head and separate hot and cold taps, wash hand basin, low level WC, radiator, extractor fan and part tiled walls.

### Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the borders and an external tap.

### Front Garden

The front garden containing plants/flowers with no side access ie. providing additional security.

### Garage

16' x 7' ( 4.88m x 2.13m )

Up and over door to the front, tap, power and lighting.

### Driveway

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



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## St. Cyrus Road, Colchester

- Five Bedrooms
- Extended Semi-Detached House
- Lounge Opening onto the Rear Garden
- Separate Dining Room
- Utility Room and Cloakroom

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

**£380,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109395 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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