



**Mayfield Close, Colchester, CO4 0QL**



**welcome to**

**Mayfield Close, Colchester**

Offered with NO ONWARD CHAIN this charming DETACHED BUNGALOW offers GENEROUS ACCOMMODATION and is well presented throughout. Situated in a SOUGHT-AFTER CUL-DE-SAC on the ST JOHNS ESTATE the property is ideal for LOCAL SHOPS, schools, bus routes and the A12/A120. Early viewing is highly recommended.



### Entrance

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

### Hallway

Obscure double glazed window to the front aspect, access to the loft, radiator and doors leading to;

### Bedroom One

13' 8" x 10' ( 4.17m x 3.05m )

Double glazed window to the side aspect, radiator and a door leading to:

### En-Suite Wc

Obscure double glazed window to the side aspect, low level WC, vanity wash hand basin and cupboard under and tiled splashbacks.

### Bedroom Two

14' 6" x 10' ( 4.42m x 3.05m )

Double glazed bay window to the front aspect and a radiator.

### Bedroom Three

11' x 10' ( 3.35m x 3.05m )

Double glazed window to the side aspect, radiator and laminate flooring.

### Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath, walk-in shower cubicle with adjustable shower head, wash hand basin and cupboard under, low level WC, hospital style radiator/towel rail, built-in airing cupboard (with a radiator and shelving), extractor fan and part tiled walls.

### Dining Room

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

Double glazed door opening onto the rear garden, double glazed window to the rear aspect, built-in cupboard, radiator, tiled flooring and arched access leading to:

### Kitchen

14' 10" x 6' 4" ( 4.52m x 1.93m )

Double glazed window to the rear 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 with under lighting, built-in electric double oven with four-ring gas hob and cooker hood over, plumbing for a dishwasher and washing machine, wall-mounted Worcester boiler and tiled flooring.

### Living Room

16' 4" x 11' 8" max ( 4.98m x 3.56m max )

Double glazed window to the side aspect, chimney breast, gas fireplace feature, two radiators and double glazed sliding patio doors leading to:

### Conservatory

10' 4" x 10' ( 3.15m x 3.05m )

Double glazed French doors to the side opening onto the rear garden, double glazed windows to the rear and side aspects, radiator and tiled flooring.

### Rear Garden

The rear garden is mainly laid to lawn with a block paved patio, wooden sheds to the rear and side, external tap and further gated access to both sides.

### Garage

17' 6" x 7' 10" ( 5.33m x 2.39m )

Electric roller door to the front, gas and electric meters with power and lighting connected.

### Parking

The block paved driveway can be found to the front of the property providing off road parking for a number of vehicles. Lawn to the front.

### Agent Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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## Mayfield Close, Colchester

- Three Bedrooms
- Detached Bungalow
- Living Room & Conservatory
- Kitchen & Dining Room
- Attractive Rear Garden

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

offers in excess of

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109371 - 0003

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