



**St. Mark Drive, Colchester, CO4 0LP**

**welcome to**

**St. Mark Drive, Colchester**

Offered with NO ONWARD CHAIN this charming DETACHED HOUSE offers the potential to make the PERFECT FAMILY HOME with early viewing highly recommended. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is convenient for the PARADE OF SHOPS, local schools, bus services and the A12/A120.



### Entrance

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

### Entrance Hall

Obscure double glazed window to the front aspect, built-in understairs cupboard, radiator, 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 and tiled splashbacks.

### Kitchen

10' x 7' 10" ( 3.05m x 2.39m )

Obscure double glazed side door to the side path and rear garden, double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, serving hatch to the dining area, extractor fan and part tiled walls.

### Living Room

16' 6" x 11' 8" ( 5.03m x 3.56m )

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the rear aspect, gas fireplace feature with back boiler, radiator and open access to:

### Dining Room

10' x 7' ( 3.05m x 2.13m )

Double glazed window to the side aspect, radiator and a serving hatch from the kitchen.

### First Floor Landing

Double glazed window to the side aspect, built-in airing cupboard (housing the water tank) and doors leading to;

### Bedroom One

16' 8" x 11' ( 5.08m x 3.35m )

Two double glazed windows to the rear aspect and two radiators.

### Bedroom Two

10' 2" x 9' ( 3.10m x 2.74m )

Double glazed window to the front aspect and a radiator.

### Bedroom Three

10' 2" x 6' 6" ( 3.10m x 1.98m )

Double glazed window to the side aspect, access to the loft, fitted cupboard and a radiator.

### Bathroom

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

### Rear Garden

The rear garden is mainly laid to lawn with a crazy paved patio area, paved pathway leading to the rear, wooden shed and further access via the front gate and side pathway.

### Front Garden

The front garden is mainly laid to lawn with hedging to the front.

### Garage

19' x 8' 4" ( 5.79m x 2.54m )

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

### Driveway

The driveway can be found to the side of the property providing off road parking.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## **St. Mark Drive, Colchester**

- Three Bedrooms
- Detached Family House
- Front and Rear Gardens
- Garage and Driveway
- Popular St Johns Location

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

# £400,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109421 - 0003

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