



St. Cyrus Road, Colchester, CO4 0NG

welcome to

St. Cyrus Road, Colchester

This fantastic EXTENDED THREE/FOUR BEDROOM DETACHED HOUSE provides SUBSTANTIAL ACCOMMODATION with the potential to make the PERFECT HOME FOR GROWING FAMILIES. Situated on the EVER-POPULAR ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, BUS SERVICES and the A12/A120.



Entrance

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

Porch

Double glazed window to the front aspect, inset spotlights and a part glazed multi-paned door leading to:

Hallway

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

Living Room

16' 2" x 12' 2" max (4.93m x 3.71m max)
Two double glazed windows to the front aspect, double glazed window to the side aspect and a radiator.

Dining Room

11' x 8' 8" (3.35m x 2.64m)
Radiator, door to the study/fourth bedroom and open access to;

Sitting Room

8' 4" x 8' 2" (2.54m x 2.49m)
Double glazed French doors opening onto the rear garden.

Kitchen

11' x 7' 8" (3.35m x 2.34m)
Double glazed window to the side aspect, circular sink and circular drainer with mixer tap inset to the worktop, tiled splashbacks, 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, built-in larder cupboard (housing the Ideal Classic boiler), built-in understairs cupboard, tiled flooring

and a doorway leading to:

Utility Room

8' 2" x 4' 10" plus recess (2.49m x 1.47m plus recess)
Double glazed door opening onto the rear garden, double glazed window to the rear aspect, wall and floor mounted cupboards and drawers, worktop, shelving, tiled flooring and a door leading to:

Cloakroom

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

Study / Bedroom Four

17' 8" x 8' 2" (5.38m x 2.49m)
Double glazed window to the rear aspect, boxed gas meter and inset spotlights.

First Floor Landing

Double glazed window to the side aspect and doors leading to;

Bedroom One

12' 2" x 9' 2" plus recess (3.71m x 2.79m plus recess)
Double glazed window to the front aspect, built-in wardrobe and a radiator.

Bedroom Two

11' x 10' plus recess (3.35m x 3.05m plus recess)
Double glazed window to the rear aspect, access to the loft (part boarded with a ladder), built-in wardrobe and a radiator.

Bedroom Three

8' 10" x 6' 10" (2.69m x 2.08m)
Double glazed window to the front aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, P-shaped enclosed panel bath with mixer tap and adjustable shower head, pedestal wash hand basin, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The privately enclosed rear garden is mainly laid to lawn with a paved patio, decked patio area, flower beds to the sides, external tap and further gated access to both sides.

Parking

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



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welcome to

St. Cyrus Road, Colchester

- Three/Four Bedrooms
- Extended Detached Family House
- Well-Proportioned Accommodation
- Study/Fourth Bedroom
- Utility Room & Cloakroom

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

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109539 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk