



Upland Drive, Colchester, CO4 0PZ

welcome to

Upland Drive, Colchester

Offered with NO ONWARD CHAIN this exceptional DETACHED FAMILY HOUSE with built in 2025 providing SUBSTANTIAL ACCOMMODATION finished to a particularly high standard. Situated on the SOUGHT-AFTER 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 side door with obscure double glazed insets leading to:

Entrance Hall

Built-in understairs cupboard (housing the underfloor heating manifold and consumer unit), inset spotlights, underfloor heating with wall-mounted control panel, stairs rising to the first floor and doors leading to;

Living Room

17' x 12' 4" (5.18m x 3.76m)

Double glazed window to the front aspect, inset spotlights and underfloor heating with wall-mounted control panel.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer tap and drawers under, aqua boarded splashbacks, inset spotlights and underfloor heating.

Kitchen

17' x 10' 4" max (5.18m x 3.15m max)

Overlooking the dining/family room with a double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, extensive range of grey high-gloss wall and floor mounted matching cupboards and drawers, integral fridge, freezer and dishwasher, built-in electric oven with four-ring induction hob and cooker hood over, inset spotlights, underfloor heating with wall-mounted control panel, steps leading down to the dining/family room and a door leading to:

Utility Room

5' 8" x 5' 6" (1.73m x 1.68m)

Part double glazed side door to the side path, single

sink and drainer with mixer tap inset to the worktop, grey high-gloss wall and floor mounted cupboards and drawers, integral washing machine, extractor fan, inset spotlights and underfloor heating with wall-mounted control panel.

Dining / Family Room

15' 2" x 10' 6" (4.62m x 3.20m)

Double glazed bi-folding doors opening onto the rear garden, inset spotlights and underfloor heating with wall-mounted control panel.

First Floor Landing

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

Bedroom One

14' 10" x 9' 10" (4.52m x 3.00m)

Double glazed window to the rear aspect, access to additional loft space, radiator, inset spotlights and a door leading:

En-Suite Shower

Obscure double glazed window to the side aspect, shower cubicle with adjustable shower/mixer tap and waterfall shower head over, wash hand basin with mixer tap and drawers under, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, part aqua boarded walls and tiled flooring.

Bedroom Two

13' 4" x 10' max (4.06m x 3.05m max)

Double glazed window to the front aspect, radiator and inset spotlights.

Bedroom Three

10' 4" x 6' 10" (3.15m x 2.08m)

Double glazed window to the front aspect, inset spotlights and a radiator.

Bedroom Four

9' 8" x 6' 8" (2.95m x 2.03m)

Double glazed window to the rear aspect, inset spotlights and a radiator.

Family Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, adjustable shower head/mixer tap and waterfall shower head over, wash hand basin with mixer tap and drawers under, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, part aqua boarded walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with paved patio area, external tap, external lighting with further access via the front gate and side path. To the side of the property is the boxed electric meter and gated shingled area (housing the air source heat pump).

Parking

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



check out more properties at williamhbrown.co.uk



welcome to

Upland Drive, Colchester

- Four Bedroom Detached House
- Living Room & Dining/Family Room
- En-Suite to the Master Bedroom
- High-Gloss Kitchen & Utility Room
- Generous Rear Garden & Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: Deleted

£450,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:

CSJ109548 - 0005

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.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk