

**Upland Drive, Colchester, CO4 0PZ** 

## welcome to

# **Upland Drive, Colchester**

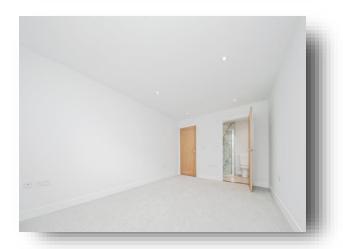
Offered with NO ONWARD CHAIN this exceptional DETACHED FAMILY HOUSE with built in 2025 providing SUBSTANTIAL ACCOMMODATION finished to a particularly high standard. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, BUS SERVICES and the A12/A120.













#### **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.





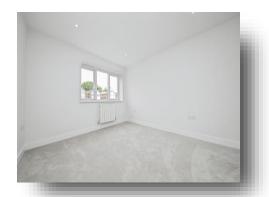
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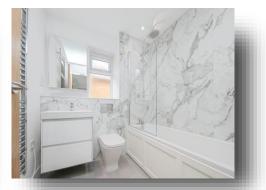
# **Upland Drive, Colchester**

- 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

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## 01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk

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