



Churnwood Close, Colchester, CO4 3EU

welcome to

Churnwood Close, Colchester

£400.000-£450,000 Guide Price. This fantastic EXTENDED DETACHED BUNGALOW offered with NO ONWARD CHAIN occupies a GENEROUS PLOT and provides SUBSTANTIAL ACCOMMODATION making the PERFECT FAMILY HOME. Situated at the end of a SECLUDED CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops and the A12/A120.



Entrance

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

Porch

Double glazed windows to the front and side aspects and a part obscure double glazed door leading to;

Hallway

Radiator and doors leading to;

Kitchen

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

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric double oven, four-ring electric hob with cooker hood over and plumbing for a dishwasher.

Living Room

18' 10" x 12' 2" (5.74m x 3.71m)

Double glazed sliding patio doors opening onto the paved terrace and rear garden, double glazed windows to the rear aspect, electric fireplace feature, two radiators and double doors leading to:

Dining Room

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

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

Bedroom One

14' 6" x 9' 8" (4.42m x 2.95m)

Double glazed window to the rear aspect, fitted wardrobes and a radiator.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Double glazed window to the front aspect, fitted wardrobes with sliding doors and a radiator.

Bedroom Three

12' 2" x 8' (3.71m x 2.44m)

Double glazed window to the rear aspect and a radiator.

Bedroom Four

11' 10" x 8' (3.61m x 2.44m)

Double glazed window to the front aspect, built-in wardrobe and a radiator.

Shower Room

Obscure double glazed window to the front aspect, walk-in shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

Cloakroom

Double glazed window to the side aspect, low level WC, wash hand basin with mixer tap and cupboard under, plumbing for a washing machine, radiator and tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area and paved terrace (with steps leading down to the lawn), flower beds to the sides, a summerhouse, two wooden sheds, boxed gas and electric meters and further access via the front gates and pathways to both sides.

Twin Garages

14' 10" x 10' (both) (4.52m x 3.05m (both))

The twin garages can be found opposite the bungalow with up and over doors to the front and power/lighting connected.

Parking

The substantial block paved driveway provides off road parking for several vehicles and can be found to the front to the property (which can be reached via the shared access road).



view this property online williamhbrown.co.uk/Property/CSJ107302



welcome to

Churnwood Close, Colchester

- No Onward Chain
- Extended Detached Bungalow
- Lounge and Dining Room
- Shower Room and Cloakroom
- Generous Rear Garden

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

guide price

£400,000-£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ107302



Property Ref:
CSJ107302 - 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