



Harebell Close, Highwoods, Colchester, CO4 9RX

welcome to

Harebell Close, Highwoods, Colchester

£575,000-£600,000 Guide Price. This exceptional DETACHED HOUSE offers SUBSTANTIAL ACCOMMODATION and is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Nestled in a prestigious CUL-DE-SAC off EASTWOOD DRIVE ideal for LOCAL SCHOOLS, HIGHWOODS COUNTRY PARK and the A12/A120.



Entrance

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

Entrance Hall

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

Living Room

19' 8" x 10' 10" (5.99m x 3.30m)

Double glazed French doors opening onto the rear garden, double glazed windows to the front and rear aspects, chimney breast with electric fireplace feature, two radiators, dado rail and double doors leading to:

Dining Room

9' 6" x 9' (2.90m x 2.74m)

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

Kitchen

12' 8" x 8' 2" (3.86m x 2.49m)

Double glazed window to the side aspect, single sink with mixer tap inset to the Quartz worktop (incorporating the drainer), range of high-gloss wall and floor mounted matching cupboards and drawers, integral dishwasher, built-in Neff electric double oven with Neff four-ring induction hob and cooker hood over, wall-mounted Worcester boiler, radiator, inset spotlights and an open archway leading to:

Utility Room

8' 2" x 7' 4" (2.49m x 2.24m)

Part obscure double glazed side door opening onto the rear garden, double glazed window to the rear aspect, single sink with mixer tap inset to the worktop, high-gloss wall and floor mounted cupboards, plumbing for a washing machine, loft access and inset spotlights.

Cloakroom

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

Study / Lobby

12' 6" x 6' 10" max (3.81m x 2.08m max)

Double glazed windows to the rear and side aspects, radiator, laminate flooring and stairs rising to the first floor lobby.

First Floor Landing

Double glazed window to the front aspect, access to the loft, built-in airing cupboard (housing the water tank with shelving) and doors leading to;

Bedroom One

10' 10" x 10' (3.30m x 3.05m)

Double glazed window to the rear aspect, radiator and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the side aspect, double shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap and drawers under, low level WC, chrome heated towel rail, part tiled walls and tiled flooring.

Bedroom Two

11' x 9' 8" (3.35m x 2.95m)

Double glazed window to the rear aspect and a radiator.

Bedroom Three

11' x 9' 10" (3.35m x 3.00m)

Double glazed window to the front aspect and a radiator.

Bedroom Four

9' 8" x 6' 6" max (2.95m x 1.98m max)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and shower attachment, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, shaver point, tiled walls and tiled flooring.

First Floor Lobby

Double glazed Velux skylight window to the side aspect, laminate flooring and doors leading to;

Bedroom Five

18' x 11' 6" (5.49m x 3.51m)

Two double glazed Velux skylight windows to the side aspect, built-in eaves storage cupboards, radiator and inset spotlights.

Shower Room

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, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio, various trees and shrubs to the rear and sides, external tap, external lighting, Johnson Garden Room/Summer house to the side and further access via the front gate and side patio area. The boxed gas and electric meters can be found to the front of the house.

Double Garage

18' x 17' (5.49m x 5.18m)

Twin up and over doors to the front with power and lighting connected.

Parking

The shingled driveway provides off road parking for a number of vehicles.

Agents Note

The property had subsidence, the damage was a result of root induced clay shrinkage which was caused by vegetation. Remedial work has been carried out and was completed in 2025 via an insurance claim and a certificate of structural adequacy issued. We would recommend interested party make any necessary enquires through their legal representative and surveyor.



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welcome to

Harebell Close, Highwoods Colchester

- Five Bedroom Detached House
- Living Room and Dining Room
- Well-Appointed High-Gloss Kitchen
- En-Suite Shower to the Master
- Fifth Bedroom Above the Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£575,000-£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ108316 - 0007

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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