



**Broad Oaks Park, Colchester, CO4 0JY**



**welcome to**

## **Broad Oaks Park, Colchester**

This charming DETACHED FAMILY HOUSE offers SPACIOUS CHARACTERFUL ACCOMMODATION and is tastefully presented throughout. Nestled in a quiet SOUGHT-AFTER CUL-DE-SAC away from the main roads on the ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120.



### Entrance

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

### Entrance Hall

Radiator, terracotta tiled flooring, stairs rising to the first floor and doors leading to;

### Living Room

13' 2" x 13' max ( 4.01m x 3.96m max )

Leaded double glazed window to the front aspect, exposed brick wall and chimney breast, fireplace feature with log-burner, brick hearth, radiator and exposed ceiling beams.

### Dining Room

13' 2" x 13' max ( 4.01m x 3.96m max )

Leaded double glazed window to the front aspect, exposed brick chimney breast with fireplace feature, radiator, exposed ceiling beams and terracotta tiled flooring.

### Kitchen / Breakfast Room

16' 2" x 11' 10" max ( 4.93m x 3.61m max )

Double glazed sliding patio doors opening onto the rear garden, two leaded double glazed windows to the side aspect, one-and-a-bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral fridge, freezer and dishwasher, electric cooker point, terracotta tiled flooring and a door leading to:

### Inner Lobby

Side door with obscure double glazed insets, built-in cupboard, terracotta tiled flooring and doors leading to;

### Utility Room

6' 10" x 5' 10" ( 2.08m x 1.78m )

Leaded double glazed window to the side aspect, butler sink with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards (housing the Baxi Solo boiler), plumbing for a

washing machine and terracotta tiled flooring.

### Cloakroom

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

### First Floor Landing

Leaded obscure double glazed window to the front aspect, access to the loft, built-in airing cupboard (housing the water tank), laminate flooring and doors leading to;

### Bedroom One

13' 2" x 13' into wardrobes ( 4.01m x 3.96m into wardrobes )

Leaded double glazed window to the front aspect, built-in wardrobes, radiator, laminate flooring and a door leading to:

### En-Suite Shower Room

Leaded obscure double glazed window to the side aspect, shower quadrant with mixer tap and waterfall shower head over, vanity wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, part tiled walls and tiled flooring.

### Bedroom Two

13' 2" x 13' max ( 4.01m x 3.96m max )

Leaded double glazed window to the front aspect, fitted wardrobes and cupboards, radiator and laminate flooring.

### Bedroom Three

9' 6" x 8' 10" ( 2.90m x 2.69m )

Leaded double glazed window to the side aspect, radiator and laminate flooring.

### Bedroom Four

9' 2" x 8' 10" ( 2.79m x 2.69m )

Leaded double glazed window to the side aspect, radiator and laminate flooring.

### Family Bathroom

Leaded obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level WC, chrome heated towel rail, part tiled walls and tiled flooring.

### Surrounding Gardens

The rear and side gardens are mainly paved with a lawned area to the rear, a pathway to the side, water feature, external lighting and further gated access to the side. To the front the property is entered via the front gate and paved pathway with flower beds to the front.

### Garage

16' 6" x 13' max ( 5.03m x 3.96m max )

Up and over door to the front, double glazed window to the front with power and lighting connected.

### Driveway

The shingled driveway can be found to the side of the property providing off road parking for two vehicles.



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## Broad Oaks Park, Colchester

- Four Bedrooms
- Extended Detached Family House
- Living Room and Dining Room
- Well-Equipped Kitchen/Breakfast Room
- Utility Room

Tenure: Freehold EPC Rating: D

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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