



St. Johns Road, Colchester, CO4 0JW

welcome to

St. Johns Road, Colchester

This stunning THREE/FOUR BEDROOM DETACHED HOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION and is EXCEPTIONALLY WELL-PRESENTED THROUGHOUT. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120. Early viewing is absolutely essential.



Entrance

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

Hallway

Radiator with decorative cover, laminate flooring, stairs rising to the first floor and doors leading to:

Living Room

18' 2" x 11' 10" (5.54m x 3.61m)

Double glazed window to the front aspect (with shutters) and a radiator.

Sitting Room

15' 8" x 9' 10" (4.78m x 3.00m)

Double glazed sliding patio doors opening onto the rear garden, fitted cupboard (housing the boiler), radiator with decorative cover and laminate flooring.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, pedestal wash hand basin, chrome heated towel rail, part tongue and groove walls and laminate flooring.

Kitchen / Dining Room

25' 6" x 7' 10" max (7.77m x 2.39m max)

Part obscure double glazed side door to the side path and rear garden, double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric double oven with five-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, laminate flooring and a door leading to:

Utilitiy Room

9' x 6' 4" (2.74m x 1.93m)

Worktop with shelving and doors leading to;

Store Area

8' x 7' 10" (2.44m x 2.39m)

Worktop with shelving.

Study / Bedroom Four

14' x 8' 8" max (4.27m x 2.64m max)

Double glazed sliding patio doors opening onto the rear garden.

First Floor Landing

Obscure double glazed window to the side aspect, access to the loft (part boarded), built-in airing cupboard (housing the water tank) and doors leading to;

Bedroom One

16' 4" into wardrobes x 11' 10" max (4.98m into wardrobes x 3.61m max)

Double glazed window to the front aspect (with shutters), built-in wardrobe, fitted wardrobes, radiator with decorative cover and a door leading to:

En-Suite Shower

Shower quadrant with wall-mounted Triton electric shower and adjustable shower head, wash hand basin with mixer tap and cupboard under, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

Bedroom Two

15' 8" x 8' 10" (4.78m x 2.69m)

Double glazed window to the rear aspect and a radiator.

Bedroom Three

11' 4" x 8' 10" (3.45m x 2.69m)

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

Family Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, radiator, tiled walls and tiled flooring.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio area, flower beds to the sides, covered seating area, wooden steps leading up to the balcony/seating area, wooden shed to the rear, external tap, external power points, lighting and further access via the front gate and side path.

Parking

The driveway can be found to the front and side of the property providing off road parking for a number of vehicles.



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welcome to

St. Johns Road, Colchester

- Three/Four Bedrooms
- Detached Family House
- Study/Fourth Bedroom
- Kitchen/Dining Room
- En-Suite to the Master

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108932 - 0002

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