



**Vale Close, Colchester, CO4 0JS**



**welcome to**

**Vale Close, Colchester**

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER CUL-DE-SAC off St Johns Road the property is ideal for LOCAL SCHOOLS, bus services, VARIOUS SHOPS and the A12/A120.



### **Entrance**

The property is entered via the front door with obscure double glazed inset (flanked with obscure double glazed window) leading to:

### **Entrance Hall**

Double glazed window to the side aspect, built-in understairs cupboard, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

### **Shower / Cloakroom**

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

### **Lounge / Dining Room**

Double glazed French doors opening onto the rear garden, double glazed window to the front aspect, electric fireplace feature, two radiators and laminate flooring.

### **Kitchen**

Part obscure double glazed side door opening onto the side courtyard, double glazed window to the rear aspect, one-and-half bowl sink and drainer with mixer-tap inset to the worktop, brick patterned tiled splashbacks, range of white high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring induction hob and cooker hood over, plumbing for washing machine and dishwasher and tiled flooring.

### **First Floor Landing**

Double glazed window to the side aspect, access to the loft (part boarded with a loft ladder), built-in airing cupboard (housing the Worcester boiler and water cylinder) and doors leading to;

### **Bedroom One**

Double glazed window to the front aspect, wall lights and a radiator.

### **Bedroom Two**

Double glazed window to the rear aspect and a radiator.

### **Bedroom Three**

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

### **Shower Room**

Obscure double glazed window to the rear aspect, walk-in shower with electric shower and adjustable shower head, pedestal wash hand basin with mixer-tap, low level WC, chrome heated towel rail, extractor fan, inset spotlights and tiled walls.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio, decked patio area, flower beds to the side, secluded paved patio area to the rear and an external tap.

### **Side Courtyard**

Partially covered block paved side courtyard area with gated access to the front.

### **Workshop**

Obscure double glazed door to the front, part obscure double glazed door to the side, two obscure double glazed windows to the front, window to the rear with power and lighting connected.

### **Parking**

The 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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## **Vale Close, Colchester**

- Three Bedrooms
- Semi-Detached Family House
- Stylish High-Gloss Kitchen
- Shower Room & Shower/Cloakroom
- Rear Garden & Side Courtyard

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

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109914 - 0002

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