



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

welcome to

## Broad Oaks Park, Colchester

This stylish EXTENDED DETACHED HOUSE provides AMPLE FAMILY ACCOMMODATION and is EXCEPTIONALLY WELL-PRESENTED THROUGHOUT. Situated in a SOUGHT-AFTER CUL-DE-SAC on the ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops and the A12/A120. An early viewing is absolutely essential.



## **Entrance**

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

## **Entrance Hall**

Karndean flooring, door to the garage and a glazed door leading to:

## **Kitchen / Breakfast Room**

15' 6" x 11' 6" max ( 4.72m x 3.51m max )

Part double glazed side door to the side path, double glazed window to the front aspect, butler style sink with mixer tap inset to the worktop, brick patterned tiled splashback, range of wall and floor mounted matching cupboards and drawers, table top/breakfast bar with fitted cupboards under, integral fridge, freezer and dishwasher, two built-in electric single ovens, four-ring gas hob with cooker hood over, built-in under stairs/larder cupboard, vertical designer radiator, inset spotlights, Karndean flooring and a glazed door leading to:

## **Inner Hallway**

Karndean flooring and doors leading to;

## **Cloakroom**

Wall hung WC, wash hand basin with mixer tap and cupboard under, extractor fan and Karndean flooring.

## **Living Room**

20' x 16' 8" max ( 6.10m x 5.08m max )

Double glazed French doors opening onto the rear garden flanked with double glazed windows, further double glazed window to the rear aspect, two vertical designer radiators, additional radiator, Karndean flooring, stairs rising to the first floor and open access to:

## **Dining Area**

11' 8" x 7' 10" ( 3.56m x 2.39m )

Double glazed window to the side aspect, radiator and Karndean flooring.

## **First Floor Landing**

Double glazed window to the side aspect, access to the loft (part-boarded with a loft ladder) and doors leading to;

## **Bedroom One**

16' 8" x 11' max ( 5.08m x 3.35m max )

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

## **Bedroom Two**

12' x 11' max ( 3.66m x 3.35m max )

Two double glazed windows to the front aspect, built-in wardrobe and a radiator.

## **Bedroom Three**

9' 10" x 7' 10" ( 3.00m x 2.39m )

Double glazed window to the front aspect and a radiator.

## **Bedroom Four**

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

Double glazed window to the rear aspect and a radiator.

## **Family Bathroom**

Obscure double glazed window to the side aspect, luxury free-standing bath with mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, inset spotlights and part tiled walls.

## **Shower Room**

Shower quadrant with adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, inset spotlights and extractor fan.

## **Rear Garden**

Enclosed with panel fencing the rear garden is mainly laid to lawn with a decked patio and further gated access to both sides.

## **Integral Garage**

15' x 8' ( 4.57m x 2.44m )

Electric roller door to the front, plumbing for a washing machine with power and lighting connected.

## **Driveway**

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



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## Broad Oaks Park, Colchester

- Four Bedrooms
- Extended Detached House
- Open Plan Living Room/Dining Area
- Stylish Kitchen/Breakfast Room
- Bathroom and Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£435,000**



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