



**William Boys Close, COLCHESTER, CO4 3PW**

**welcome to**

**William Boys Close, COLCHESTER**

This excellent DETACHED BUNGALOW provides WELL PROPORTIONED ACCOMMODATION and is BEAUTIFULLY PRESENTED THROUGHOUT. Situated in a POPULAR CUL-DE-SAC the property is convenient for local amenities including shops, schools, parks, bus services and the A12/A120.



### **Entrance**

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

### **Entrance Hall**

Access to the loft (part-boarded with a loft ladder), built-in airing cupboard (housing the Viessmann boiler - installed May 2024), radiator, laminate flooring with underfloor heating and doors leading to;

### **Kitchen**

10' x 6' 2" ( 3.05m x 1.88m )

Double glazed window to the front aspect, circular sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring electric hob and cooker hood over, heated towel rail, inset spotlights and laminate flooring.

### **Bedroom One**

13' x 10' 6" ( 3.96m x 3.20m )

Double glazed window to the rear aspect, radiator, control panel for underfloor heating and laminate flooring with underfloor heating.

### **Bedroom Two**

9' 10" x 8' 2" ( 3.00m x 2.49m )

Double glazed window to the rear aspect, radiator, control panel for underfloor heating and laminate flooring with underfloor heating.

### **Bathroom**

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap, adjustable shower head 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, extractor fan and tiled walls.

### **Lounge / Dining Room**

17' x 10' ( 5.18m x 3.05m )

Double glazed door opening onto the rear garden, double glazed windows to the front and rear aspects, radiator, control panel for underfloor heating and laminate flooring with underfloor heating.

### **Rear Garden**

The rear garden is mainly laid to lawn with raised flower beds, various fruit trees, a wooden shed and timber-built lean-to.

### **Front Garden**

The front garden is mainly paved with boxed gas and electric meters.

### **Garage**

16' 6" x 8' 6" ( 5.03m x 2.59m )

Electric roller door to the front, part glazed door to the rear, fitted cupboards with power and lighting connected.

### **Parking**

The driveway can be found to the front of the property providing off road parking.



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welcome to

## William Boys Close, COLCHESTER

- Two Bedrooms
- Detached Bungalow
- Modernised Throughout
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109931 - 0003

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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.



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