



St. Andrews Gardens, Colchester, CO4 3EQ



welcome to

St. Andrews Gardens, Colchester

This exceptional FOUR/FIVE BEDROOM DETACHED HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, BUS ROUTES, Local Shops and the A12/A120. Viewing highly recommended.



Entrance

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

Hallway

Built-in understairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the front aspect, low level WC, wash hand basin with mixer-tap, tiled splashbacks, chrome heated towel rail, tiled walls and tiled flooring.

Hallway

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

Living Room

Double glazed square bay window to the front aspect, fireplace feature, radiator and a door leading to:

Dining Room

Double glazed French doors opening onto the rear garden and a radiator.

Kitchen

Double glazed window to rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, breakfast bar, range of high-gloss wall and floor mounted matching cupboards and drawers, integral dishwasher, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, radiator, tiled flooring and a door leading to:

Study / Bedroom Five

Part double glazed side door opening onto the rear garden, double glazed window to the rear aspect and a radiator.

First Floor Landing

Double glazed window to the side aspect, access to the loft, built-in airing cupboard (housing the Ideal boiler) and doors leading to;

Bedroom One

Double glazed square bay window to the front aspect, built-in wardrobes with sliding doors, radiator and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the side aspect, shower cubicle with adjustable shower head and mixer-tap, circular glass sink with mixer-tap, low level WC, radiator, aqua-boarded walls and tiled flooring.

Bedroom Two

Double glazed window to the rear aspect, built-in wardrobes with sliding doors and a radiator.

Bedroom Three

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

Shower Room

Double shower cubicle with Triton electric shower and adjustable shower head, pedestal wash hand basin with mixer-tap, low level WC, chrome heated towel rail, shaver point, extractor fan, part tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio, flower beds to the rear and side, aluminium shed to the rear, external tap and further access via the front gate and side path.

Garage

Up-and-over door to the front, electric meter with power and lighting connected.

Driveway

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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St. Andrews Gardens, Colchester

- Four/Five Bedrooms
- Detached Family House
- Study/Fifth Bedroom
- Lounge & Separate Dining Room
- Contemporary High-Gloss Kitchen

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

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109996 - 0007

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