





Joslin Close,Colchester CO4 3GQ

william h brown

welcome to

Joslin Close, Colchester

This exceptional THREE/FOUR BEDROOM LINK-DETACHED HOUSE offers SUBSTANTIAL FAMILY ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated within this EXCLUSIVE DEVELOPMENT BUILT IN 2021 the property is convenient for LOCAL SCHOOLS, various shops and the A12/A120.

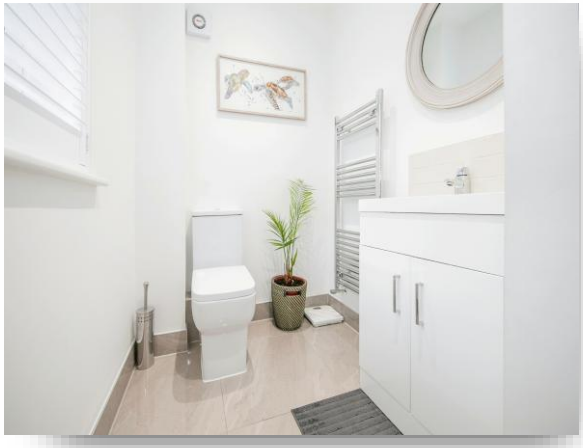












Entrance
The property is entered via the front door with double glazed insets leading to:

Hallway
Built-in understairs cupboard, built-in cupboard, inset spotlights, stairs rising to the first floor and doors leading to;

Cloakroom
Obscure double glazed window (with shutters) to the front aspect, low level WC, wash hand basin with mixer-tap and cupboard under, tiled splashbacks, chrome heated towel rail, extractor fan, inset spotlights and tiled flooring.

Study/ Bedroom Four
9' 2" x 7' 2" (2.79m x 2.18m)
Double glazed window (with shutters) to the front aspect, radiator and inset spotlights.

Living Room
14' 4" x 13' 10" max (4.37m x 4.22m max)
Double glazed door opening onto the rear garden flanked with double glazed windows, inset fireplace feature with tiled surround and tiled hearth, radiator and inset spotlights.

Kitchen
14' 2" x 7' 6" (4.32m x 2.29m)
Double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop (incorporating the breakfast bar), brick-patterned tiled splashbacks, range of white high-gloss wall and floor mounted (soft closing) cupboards and drawers (housing the Vaillant boiler), integral fridge, freezer, dishwasher and washing machine, built-in electric oven with four-ring electric hob and cooker hood over, radiator, inset spotlights, tiled flooring and a part double glazed door leading to:

Conservatory
13' x 8' 10" (3.96m x 2.69m)
Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects and a part obscure double glazed door to the garage.

First Floor Landing
Two double glazed windows (with shutters) to the side aspect, access to the loft, built-in airing cupboard (housing the water tank) inset spotlights and doors leading to;

Bedroom One
14' 4" x 10' 2" max (4.37m x 3.10m max)
Double glazed window (with shutters) to the rear aspect, fitted wardrobes with mirror fronted sliding doors, radiator, inset spotlights and a door leading to:

En-Suite Shower Room
Obscure double glazed window (with shutters) to the rear aspect, walk-in double shower, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

Bedroom Two
11' 2" x 7' 4" (3.40m x 2.24m)
Double glazed window (with shutters) to the front aspect, built-in wardrobe, radiator and inset spotlights.

Bedroom Three
11' 4" x 7' 8" (3.45m x 2.34m)
Two double glazed windows (with shutters) to the rear aspect, radiator and inset spotlights.

Family Bathroom
Obscure double glazed window (with shutters) to the rear aspect, enclosed panel bath with mixer-tap and shower attachment, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden
The privately enclosed rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and side, external tap, external lighting and further gated access to the side.

Garage
20' x 9' 10" (6.10m x 3.00m)
Electric up-and-over door to the front, part double glazed door to the side with power/lighting connected.

Driveway
There is a block paved driveway to the side of the property providing off road parking.

welcome to

Joslin Close, Colchester

- Three/Four Bedrooms
- Detached Family House
- Study/Fourth Bedroom
- Stylish High Glass Kitchen
- En-Suite to Bedroom One

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

offers in excess of

£375,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ110227

The Property Ombudsman

Property Ref:
CSJ110227 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01206 843464

ColchesterStJohns@williamhbrown.co.uk

42a St Christopher Road, Colchester, Essex, CO4 0NA

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.