



**Kildermorie Close, St Johns, Colchester, CO4 0NW**



**welcome to**

**Kildermorie Close, St Johns, Colchester**

This charming SEMI-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in POPULAR CUL-DE-SAC within the SOUGHT-AFTER MAGDALEN WOOD area on the ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120.



### **Entrance**

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

### **Hallway**

Obscure double glazed window to the front aspect, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

### **Bedroom Four / Study**

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

### **Lounge / Dining Room**

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the front aspect, two radiators, dado rail, laminate flooring and a door leading to:

### **Kitchen / Breakfast Room**

Double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, electric cooker point, plumbing for a washing machine, wall-mounted Ideal boiler, radiator, inset spotlights, laminate flooring and a door leading to:

### **Cloakroom**

Low level WC, wash hand basin with mixer-tap and cupboard under, built-in cupboard and tiled flooring.

### **First Floor Landing**

Access to the loft (part boarded with a loft ladder) and doors leading to;

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

Double glazed window to the rear aspect and a radiator.

### **Family Bathroom / Shower Room**

Two obscure double glazed windows to the rear aspect, roll-top bath with period style mixer-tap and shower attachment, shower cubicle with adjustable shower head/mixer-tap and waterfall shower head over, corner sink with mixer-tap, low level WC, hospital style radiator/heated towel rail, part tiled walls and tiled flooring.

### **Rear Garden**

The rear garden is partly laid to lawn with a decked patio area and further decked area with veranda to the rear, summer house, wooden storage area, external tap, external lighting and further access via the front gate and side path.

### **Parking**

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



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## Kildermorie Close, St Johns Colchester

- Three/Four Bedrooms
- Semi Detached Family House
- Fourth Bedroom/Study
- Lounge/Dining Room
- Kitchen/Breakfast Room

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

# £400,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ108482 - 0003

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