



Cardinal Close, Colchester, CO4 3UU



welcome to

Cardinal Close, Colchester

£500,000-£525,000. This imposing DETACHED FAMILY HOUSE provides SUBSTANTIAL ACCOMMODATION spread over three floors and is well-presented throughout. Nestled in a SOUGHT-AFTER CUL-DE-SAC with STUNNING SEMI-RURAL VIEWS TO THE REAR the property is ideal for SCHOOLS, shops, BUS ROUTES and the A12/A120..



Entrance

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

Porch

Obscure double glazed window to the front aspect, laminate flooring and a part glazed door leading to:

Hallway

Built-in under-stairs cupboard, built-in cupboard, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Living Room

Double glazed sliding patio doors opening onto the decked patio and rear garden, double glazed window to the front aspect, fireplace feature, radiator and laminate flooring.

Dining Room

Double glazed windows to the front and side aspects, radiator and laminate flooring.

Kitchen

Part obscure double glazed door opening onto the decked patio and rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, breakfast bar, range of wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine and dishwasher, wall-mounted Ariston boiler, radiator and tiled flooring.

Cloakroom

Obscure double glazed window to the rear aspect, low level WC, pedestal wash hand basin, tiled splashbacks, radiator and tiled flooring.

First Floor Landing

Double glazed window to the front aspect, built-in cupboard, stairs rising to the second floor and doors leading to;

Bedroom One

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

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bedroom Three

Double glazed window to the rear aspect and a radiator.

Bedroom Four

Double glazed window to the front aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap and shower attachment, pedestal wash hand basin, low level WC, chrome heated towel rail, shaver point, radiator, inset spotlights and tiled walls.

Shower Room

Obscure double glazed window to the rear aspect, shower cubicle with adjustable shower/mixer-tap/water jets and waterfall shower head over, pedestal wash hand basin, radiator, inset spotlights and tiled walls.

Second Floor Landing

Laminate flooring and doors leading to;

Bedroom Five

Double glazed window to the rear aspect (with semi-rural view), eaves storage, radiator, inset spotlights and laminate flooring.

Bedroom Six

Double glazed window to the rear aspect (with semi-rural view), eaves storage, radiator, inset spotlights and laminate flooring.

Shower Room

Obscure double glazed window to the rear aspect, shower quadrant with adjustable shower head and mixer-tap, pedestal wash hand basin with mixer-tap and cupboard under, low level WC, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a generous decked patio area, wooden sheds to the rear and side, two external taps and further access via the front gate and side area.

Front Garden

The front garden is mainly laid to lawn with a block paved path to the front door.

Garage

Up and over door to the front with power and lighting connected.

Driveway

The driveway can be found to the front of the property with two EV charging points.



view this property online williamhbrown.co.uk/Property/CSJ109955



welcome to

Cardinal Close, Colchester

- Six Double Bedrooms
- Detached Family House
- Outstanding Semi-Rural Views
- Lounge and Dining Room
- Bathroom and Shower Room

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£500,000-£525,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109955



Property Ref:
CSJ109955 - 0004

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 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.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk