



Francis Gunn Close, Colchester, CO4 9AJ



welcome to

Francis Gunn Close, Colchester

This exceptional DETACHED HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES with early viewing highly recommended. Situated on this SOUGHT-AFTER DEVELOPMENT built in 2017 the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.



Entrance

The property is entered via the front door leading to:

Hallway

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

Living Room

16' 10" x 10' (5.13m x 3.05m)

Triple aspect with double glazed French doors opening onto the rear garden flanked with double glazed windows and double glazed windows to the front and side aspects, two radiators and laminate flooring.

Cloakroom

Low level WC, wash hand basin with mixer tap, tiled splashbacks, radiator extractor fan and laminate flooring.

Kitchen / Dining Room

16' 10" x 10' (5.13m x 3.05m)

Dual aspect with double glazed French doors opening onto the rear garden flanked with double glazed windows and a double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, extensive range of high-gloss wall and floor mounted matching cupboards and drawers (with underlighting), integral fridge, freezer and dishwasher, built-in electric oven with four-ring induction hob and cooker hood over, radiator, laminate flooring and a door leading to:

Utility Room

6' 4" x 4' 10" (1.93m x 1.47m)

Double glazed window to the rear aspect, high-gloss wall and floor mounted cupboards (housing the Potterton boiler), built-in understairs cupboard, radiator and laminate flooring.

First Floor Landing

Double glazed window to the rear aspect, access to the loft (part boarded with a loft ladder and lighting), built-in cupboard and doors leading to;

Bedroom One

13' 8" into wardrobes x 11' 6" max (4.17m into wardrobes x 3.51m max)

Double glazed window to the front aspect, fitted wardrobes with sliding doors, radiator and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the front aspect, walk-in double shower cubicle with adjustable shower head/mixer tap and waterfall shower head over, wash hand basin with mixer tap, low level WC, chrome heated towel rail, shaver point, extractor fan and part tiled walls.

Bedroom Two

11' 6" x 10' 2" max (3.51m x 3.10m max)

Double glazed window to the front aspect, built-in airing cupboard (housing the water tank) and a radiator.

Bedroom Three

7' 8" x 6' 10" (2.34m x 2.08m)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head/mixer tap, wash hand basin with mixer tap, low level WC, chrome heated towel rail, extractor fan and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, wooden shed, external tap, electric power points and further access via the front gate.

Front Garden

The front garden is mainly laid to lawn with hedging, boxed gas and electric meters.

Parking

The block paved driveway can be found to the side of the property providing off road parking.



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Francis Gunn Close, Colchester

- Three Bedrooms
- Detached Family House
- High-Gloss Kitchen/Dining Room
- En-Suite to the Master Bedroom
- Living Room with French Doors

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

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109547 - 0005

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