



St. Johns Road, St Johns, Colchester, CO4 0JQ

welcome to

St. Johns Road, St Johns, Colchester

This stunning FOUR BEDROOM DETACHED HOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION and is EXCEPTIONALLY WELL-PRESENTED THROUGHOUT. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120. Early viewing is absolutely essential.



Entrance

The property is entered via the front door with obscure double glazed inset 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

Dual aspect with double glazed windows to the front and rear aspects, log burner, two radiators and a door leading to:

Conservatory

Double glazed French doors opening onto the rear garden with double glazed windows to the front, side and rear aspects.

Kitchen / Dining / Family Room

Double glazed French doors to the side opening onto the rear garden, two double glazed windows to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, extensive range of wall and floor mounted matching cupboards and drawers, integral fridge, freezer and dishwasher, built-in electric double oven with five-ring gas hob and cooker hood over, fitted wine chiller, radiator, inset spotlights, laminate flooring and a door leading to:

Utility Area

Doors with glazed insets to the front and rear (for external access), plumbing for a washing machine, wall-mounted Vaillant boiler and boxed electric meter.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer-tap, tiled splashbacks and a radiator.

First Floor Landing

Double glazed window to the front aspect, access to the loft, built-in airing cupboard (housing the water tank with shelving) and doors leading to;

Bedroom One

Dual aspect with double glazed windows to the rear and side aspects, radiator and a door leading to:

En-Suite Shower

Obscure double glazed window to the side aspect, walk-in shower cubicle with adjustable shower head/mixer-tap and waterfall showerhead over, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

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 windows to the front and side aspects, luxury free-standing bath with mixer-tap and shower attachment, wash hand basin with mixer-tap and drawers under, low level WC, heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear, external tap and further access via the double gates to the front.

Double Garage

Double electric roller door to the front with power and lighting connected.

Parking

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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welcome to

St. Johns Road, St Johns Colchester

- Four Bedrooms
- Detached Family House
- En-Suite to the Master Bedroom
- Stylish Kitchen/Dining Room
- Conservatory

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in excess of

£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110107 - 0003

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