



**St. Monance Way, St Johns, Colchester, CO4 0PJ**

**welcome to**

**St. Monance Way, St Johns, Colchester**

Offered with NO ONWARD CHAIN this charming EXTENDED DETACHED HOUSE provides the potential to make the PERFECT HOME FOR GROWING FAMILIES. Situated on the POPULAR 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 obscure double glazed front door leading to:

### **Entrance Hall**

Obscure double glazed window to the front aspect, radiator, stairs rising to the first floor and a door leading to:

### **Dining Room**

Double glazed sliding patio doors opening onto the rear garden, radiator, doors to the kitchen and inner hallway and open access leading to:

### **Living Room**

Double glazed window to the front aspect, gas fireplace feature and a radiator.

### **Kitchen**

Obscure double glazed side door to the side path 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, tiled splashbacks, wall and floor mounted cupboards and drawers, integral fridge, built-in electric oven with four-ring induction hob, plumbing for a washing machine, and a chrome heated towel rail.

### **Inner Hallway**

Obscure double glazed side door opening onto the rear garden, built-in understairs cupboard, radiator and doors leading to;

### **Cloakroom**

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

### **Bedroom Four / Study**

Double glazed sliding patio doors to the side opening onto the rear garden and a double glazed window to the rear aspect.

### **First Floor Landing**

Double glazed window to the rear aspect, access to the loft and doors leading to;

### **Bedroom One**

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

### **Bedroom Two**

Double glazed windows to the front and side aspects.

### **Bedroom Three**

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

### **Shower Room**

Obscure double glazed window to the rear aspect, double shower cubicle with Triton electric shower and adjustable shower head, wash hand basin with mixer-tap and cupboard under, radiator, part aqua-boarded walls and part tiled walls.

### **Separate WC**

Obscure double glazed window to the rear aspect and a low level WC.

### **Rear Garden**

The generous rear garden is mainly laid to lawn with a paved patio, 2 x wooden sheds, external tap and further access via the front gate and side path.

### **Garage**

Electric roller door to the front, obscure double glazed door to the rear garden, gas and electric meters with power and lighting connected.

### **Driveway**

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



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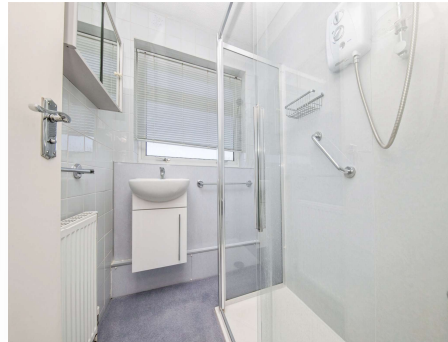
## St. Monance Way, St Johns Colchester

- Three/Four Bedrooms
- Extended Detached Family House
- Fourth Bedroom/Study
- Lounge and Separate Dining Room
- Shower Room and Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109783 - 0004

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