



**Gratian Close, Highwoods, Colchester, CO4 9EZ**



**welcome to**

**Gratian Close, Highwoods, Colchester**

This exceptional DETACHED HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT making the PERFECT FAMILY HOME. Situated in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester General Hospital and the A12/A120.



### **Entrance**

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

### **Entrance Hall**

Two built-in cupboards, radiator, tiled flooring, stairs rising to the first floor and doors leading to;

### **Living Room**

Double glazed French doors opening onto the rear garden (flanked with double glazed windows), double glazed window to front aspect, open fireplace feature and two radiators.

### **Kitchen / Dining Room**

Double glazed French doors opening onto the rear garden, double glazed windows to the front, side and rear aspects, one-and-a-half bowl sink and drainer with mixer-tap inset to the work top (incorporating the Quooker tap), brick patterned tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in Bosch electric double oven/microwave with Bosch five-ring gas hob and cooker hood over, plumbing for a dishwasher, two radiators, tiled flooring and a door leading to:

### **Utility Room**

Part double glazed door to the rear garden, sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, floor mounted cupboards, plumbing for a washing machine, built-in understairs cupboard (with shelving), radiator and tiled flooring.

### **Cloakroom**

Obscure double glazed window to the side aspect, low level WC, pedestal wash hand basin, tiled splashbacks, radiator with decorative cover and laminate flooring.

### **First Floor Landing**

Built-in airing cupboard (housing the Ideal Logic+ boiler), radiator and doors leading to;

### **Bedroom One**

Double glazed windows to the front and side aspects, triple built-in wardrobes, radiator and a door leading to:

### **En-Suite Shower Room**

Obscure double glazed window to the side 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, part tiled walls and tiled flooring.

### **Bedroom Two**

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

### **Bedroom Three**

Double glazed window to the front aspect, access to the loft (boarded), built-in wardrobe and a radiator.

### **Bedroom Four**

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 shower attachment, shower cubicle with adjustable shower head/mixer-tap, pedestal wash hand basin with mixer-tap, low level WC, radiator, shaver point, extractor fan and part tiled walls.

### **Rear Garden**

The rear garden is mainly laid to lawn with paved patio areas, pergola to the rear, flowers beds and shrubs to the rear and side, external tap, external power points and further access via the side gate (boxed gas and electric meters are to the front of the property).

### **Garage**

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

### **Parking**

The block paved driveway can be found to the side of the property providing off road parking for a number of vehicles (with an EV charger installed).



***view this property online*** [williamhbrown.co.uk/Property/CSJ110067](http://williamhbrown.co.uk/Property/CSJ110067)



welcome to

## Gratian Close, Highwoods Colchester

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

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSJ110067](http://williamhbrown.co.uk/Property/CSJ110067)



Property Ref:  
CSJ110067 - 0003

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](mailto:ColchesterStJohns@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**