



Septimus Drive, Highwoods, Colchester, CO4 9EU



welcome to

Septimus Drive, Highwoods, Colchester

This EXCEPTIONAL FAMILY HOUSE offers GENEROUS ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Nestled in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester General Hospital, bus stops and the A12/A120.



Entrance

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

Entrance Hall

Built-in understairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Living Room

Double glazed French doors opening onto the rear garden, two double glazed windows to the front aspect, electric fireplace feature and a radiator.

Dining Room / Study

Double glazed bay window to the front aspect and a radiator.

Kitchen

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl Stainless Steel sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (housing the Worcester boiler), built-in gas oven with four-ring gas hob and cooker hood over, plumbing for washing machine, space for a fridge/freezer and spotlights.

Cloakroom

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

First Floor Landing

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

Bedroom One

A dual aspect double bedroom with two double glazed windows to the front aspect, radiator and a door leading to:

En-Suite Shower Room

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

Bedroom Two

Dual aspect with double glazed windows to the front and rear aspects, access to the loft storage space (boarded) and two radiators.

Bedroom Three

Two double glazed windows to the front aspect, access to another loft storage space, built-in walk-in wardrobe, built-in airing cupboard (housing the water tank) 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 shower attachment/mixer-tap and adjustable shower head/mixer-tap, wash hand basin with mixer-tap and cupboard under, low level WC, radiator and part tiled walls.

Rear Garden

The rear garden is partly laid to lawn with paved patio areas, established borders, external tap, external lighting and further access via the side gate (from the driveway and carport).

Front Garden

The front garden is mainly laid to shingle with paving stones, various shrubs and boxed gas and electric meters.

Driveway And Carport

Private driveway and carport can be found to the side of the property providing off road parking for two vehicles.

Garage

The garage can be found directly behind the private driveway and the carport with an up-and-over door to the front, part glazed door to the side with power and lighting connected.



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welcome to

Septimus Drive, Highwoods Colchester

- Four Well-Proportioned Bedrooms
- Modern Family House
- Substantial Accommodation
- Lounge and Separate Dining Room
- En-Suite Shower Room and Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109909 - 0005

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