



- Stunning Four Bedroom Detached Residence
- Stunning Open Plan Kitchen/Dining/Family Space
- 22' Living Room
- Modern Kitchen & Utility Room
- Four Well-Proportioned Bedrooms
- Two Bathrooms
- Sizeable Private Driveway and Integral Garage
- Attractive, Established Rear Garden

3 Barncroft Close, Highwoods, Colchester, Essex. CO4 9SF.

A rare chance has arisen to purchase this stunning four bedroom detached residence set off the ever sought after Eastwood Drive in Highwoods, within close proximity of Country Park, A12, General Hospital and the area's excellent array of amenities and schools. The property has been altered and improved by the current owners, creating superb ground floor accommodation comprising of a 22' living room, a fabulous 27' open plan kitchen/dining/family space, a re-fitted utility room and a cloakroom. On the first floor there are four well-proportioned bedrooms and two modern bathrooms.



Property Details.

Ground Floor

Entrance Porch

Accessed via a composite door with privacy glass, with wooden flooring and partly glazed door to:

Entrance Hall

Wooden flooring, radiator, staircase to first floor, doors to:

Cloakroom

Wooden flooring, radiator, low level WC, pedestal hand wash basin, UPVC window to rear, home alarm system control panel.

Living Room



22' 0" x 11' 1" (6.71m x 3.38m) Two radiators, UPVC window to front, UPVC sliding doors to rear, gas fireplace with contemporary surround.

Open Plan Kitchen/Dining Family Space



Comprising of:

Kitchen Area

10' 1" x 6' 0" (3.07m x 1.83m) Wooden flooring, range of modern fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric Neff oven and gas hob with extractor hood above, built in fridge/freezer, space for further appliances, UPVC window to rear, inset sink unit, open plan to:

Dining/Family Area



27' 0" x 8' 3" (8.23m x 2.51m) Wooden flooring, radiator, UPVC window to front, door to:

Utility Room

Further range of modern fitted units with working surfaces to side, inset sink unit, space for dishwasher and washing machine, UPVC window and door to rear, inset spotlights, door to integral garage.

First Floor

Landing

Airing cupboard, radiator, doors to:

Bedroom One



11' 8" x 11' 6" (3.56m x 3.51m) Radiator, UPVC window to front, range of fitted storage cupboards, door to:

Property Details.

En-Suite



Tiled flooring, chrome heated towel rail, modern white suite comprising of low level WC, pedestal hand wash basin and walk in shower cubicle with integrated shower, UPVC window to side, extractor fan.

Bedroom Two



11' 1" x 11' 0" (3.38m x 3.35m) Radiator, UPVC window to rear.

Bedroom Three



12' 0" x 8' 1" (3.66m x 2.46m) Radiator, UPVC window to rear.

Bedroom Four

7' 4" x 6' 4" (2.24m x 1.93m) Radiator, UPVC window to rear.

Bathroom



Tiled flooring, fully tiled walls, low level WC, pedestal hand wash basin, panel bath with shower over, UPVC window to rear.

Outside

The property is approached by a private driveway to the front, which leads to an integral garage and provides off road parking for numerous cars.

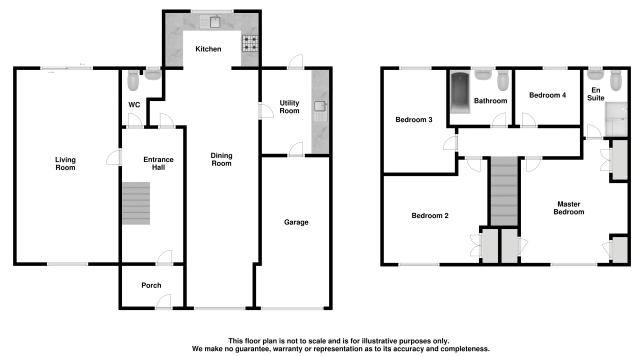
Rear Garden



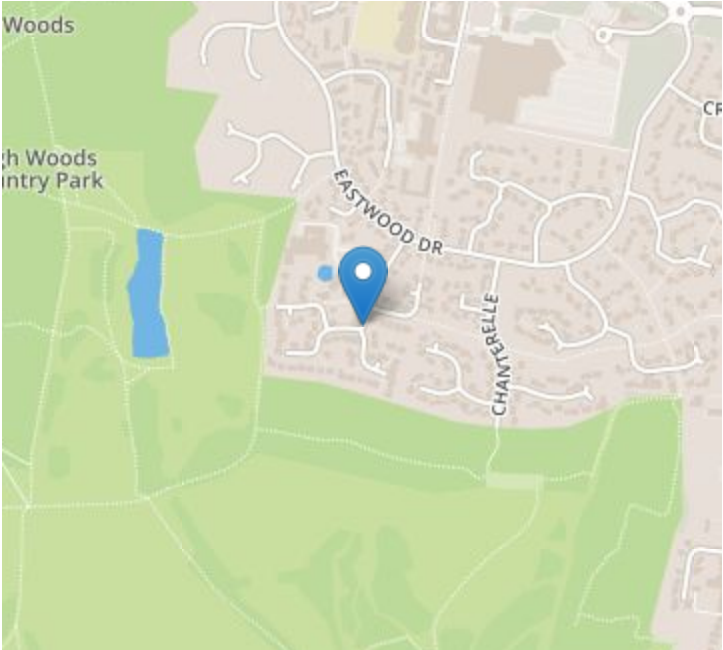
To the rear there is a generous garden featuring a paved sun patio with pergola over, the remainder is predominately laid to lawn with various mature plants and trees.

Property Details.

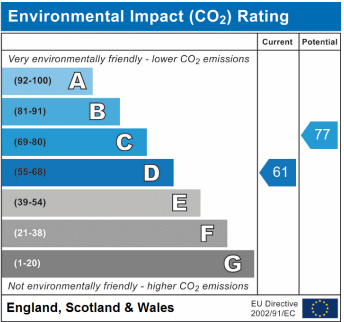
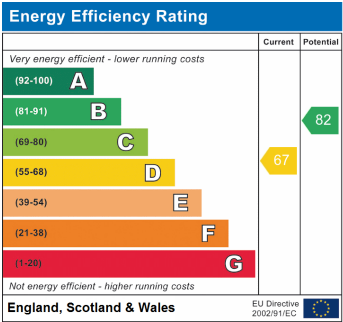
Floorplans



Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.