



- Deceptively Spacious Four Bedroom Semi-Detached Family Home
- Close Proximity To Excellent Schooling, Amenities & A12 Access
- Two Double Bedrooms & Generous Third Bedroom
- Ground Floor Bedroom
- Open Plan Living/Dining Area
- Ground Floor Cloakroom
- En-Suite Shower Room & Family Bathroom
- Benefit Of Off Road Parking
- Generous Garden

## 8 Vitellus Close, Colchester, Essex. CO4 5GN.

\*\* Guide Price £325,000 - £350,000 \*\* Positioned favourably to the North of Colchester sits this four bedroom semi-detached home, residing on the Highwoods/Mile End border. This home is within moments of The Gilbert Secondary School, recently granted 'Outstanding' status by OFSTED and therefore proving to be one of the best comprehensive secondary schools in the Colchester district. It is also conveniently positioned within walking distance of Highwoods Square – home to a Tesco Extra Store, doctors/dentist surgery, post office and also served by an excellent bus network into Colchester's vibrant and historic city centre. Colchester's eagerly anticipated Northern Gateway is moments away, soon to be home to a premium health club, cinema and an array of restaurants and leisure facilities.



# Property Details.

## Ground Floor

Entrance Hall

Cloakroom

Living Room



15' 4" x 11' 9" (4.67m x 3.58m)

Dining Room



11' 4" x 7' 4" (3.45m x 2.24m)

Kitchen



11' 3" x 7' 3" (3.43m x 2.21m)

Bedroom Four



12' 4" x 8' 2" (3.76m x 2.49m)

First Floor

Landing

Bedroom One



10' 3" x 10' 1" (3.12m x 3.07m)

# Property Details.

## En Suite



## Family Bathroom



## Bedroom Two



10' 6" x 8' 6" (3.20m x 2.59m)

## Bedroom Three



8' 9" x 6' 6" (2.67m x 1.98m)

## Outside, Garden, Garage & Parking

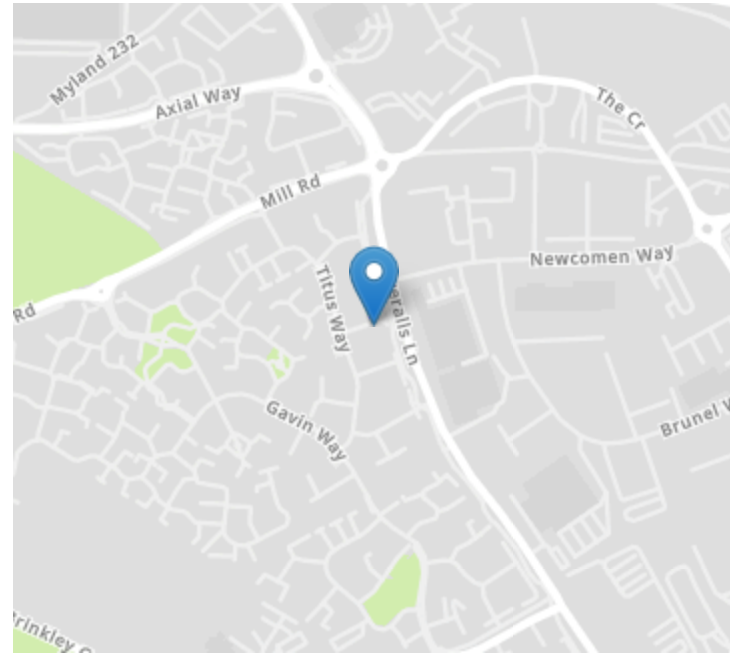


Outside the property offers a generous garden, enclosed by panel fencing and predominantly laid to lawn. Positioned at the front of the house is a driveway and a single garage which as mentioned previously has been part-converted, therefore only a section of the garage remains as useable storage.

# 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.