



- An Excellent Example Of A Three Bedroom Semi-Detached Family Home
- Three Generous Bedrooms
- Prominent North Colchester Position Within Easy Access Of Amenities & Schooling
- Positioned In The Favourable St.Johns District, North Colchester
- Close To An Array Of Education Choices & Amenities
- Extended To Rear
- Open Plan Layout
- Driveway Providing Parking For Multiple Vehicles

## 321 St Johns Road, Colchester, Colchester, Essex. CO4 0JR.

**\*\* Guide Price £325,000 to £350,000 \*\*** A deceptively spacious three bedroom extended property set in the ever sought after St Johns district to the North of Colchester, within close proximity of the A12, excellent schools and an array of superb local amenities. The property has been upgraded and refurbished over the years and boasts a surprising array of spacious accommodation throughout ideal for a growing family. Internally the property comprises of a welcoming entrance hallway then leading into a fully open plan living room/dining area featuring wood effect laminate flooring, pendant lighting and sliding doors directly into the garden. Completing this impressive ground floor offers another reception room/play room and a generous kitchen with a range of base and eye level gloss units, cupboards and work surfaces. To the first floor offers three spacious bedrooms and a family bathroom suite.



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# Property Details.

## Ground Floor

### Hallway

Main door into hallway, radiator, stairs to first floor, wood effect laminate flooring, door into:

### Living Room/Dining Area



23' 8" x 11' 5" (7.21m x 3.48m) UPVC window to front aspect, wood effect laminate flooring, radiator, sliding doors to garden, open access into:

### Play Room/Reception Room



10' 8" x 7' 11" (3.25m x 2.41m) Radiator, open arch into:

## Kitchen



15' 0" x 11' 8" (4.57m x 3.56m) UPVC window to rear aspect, full range of base and eye level units, cupboards and work surfaces, underlighting, spot lights, space for appliances, wood effect flooring, electric fan assisted oven with induction hob, UPVC door leading out to garden.

## First Floor

### Landing

Access into loft hatch, door to:

### Bedroom One



11' 4" x 9' 6" (3.45m x 2.90m) UPVC window to front aspect, built in wardrobes, radiator.

# Property Details.

## Bedroom Two



9' 11" x 9' 6" (3.02m x 2.90m) UPVC window to rear aspect, radiator.

## Bedroom Three



8' 0" x 7' 10" (2.44m x 2.39m) UPVC window to rear aspect, radiator.

## Bathroom



Obscured window to rear aspect, low level W.C, chrome heated towel rail, panelled bath with shower over, tiled walls and flooring.

## Outside

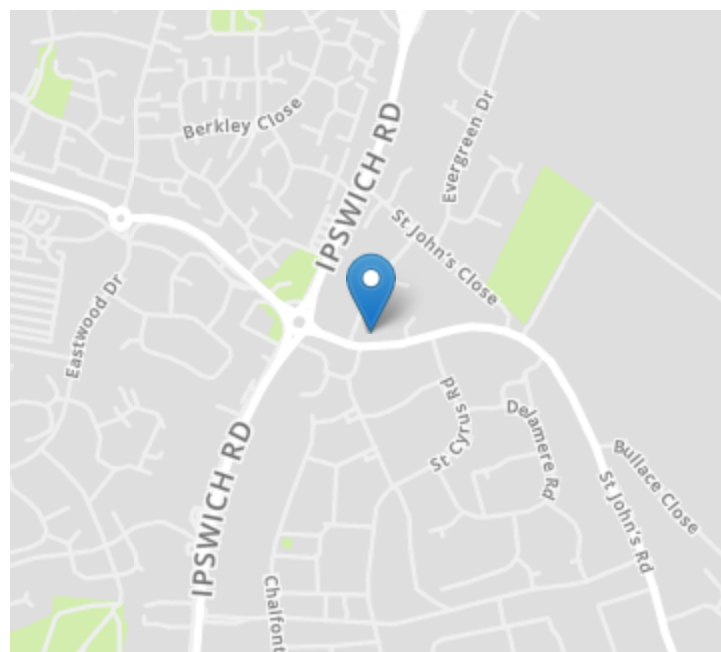


Outside the property boasts an attractive garden which wraps around to the rear. To the front features a raised decking area, suitable for outside dining. The remainder of the garden is laid to lawn and enclosed by panel fencing. To the front of the offers a driveway, providing off road parking for one car.

# 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.