



- NO ONWARD CHAIN
- Detached Family House
- Four Bedrooms
- Fabulous Open Plan Living Space
- Fitted Kitchen
- Four Piece Family Bathroom
- Private Rear Garden
- Parking And Garage
- Popular St Johns Location

33 Upland Drive, St Johns, Colchester, Essex. CO4 0PZ.

A superb opportunity for a purchaser to live in their dream home within this three/four bedroom detached property occupying a prominent position in the ever sought after St Johns district of Colchester, with its excellent schooling, local amenities and A12 access. The property has been fully modernised to a extremely high specification and has been extended over time and enjoys a surprising array of exceptionally spacious accommodation throughout, including an annex style fourth bedroom on the ground floor with independent access and a shower room. Further highlights include a fabulous open plan living space, a fitted kitchen and an extended family room completing the ground floor.



Property Details.

Ground Floor

Entrance Hall

UPVC frosted window to front, stairs to first floor, radiator.

Living Room



23' 2" x 16' 0" (7.06m x 4.88m) UPVC window to front, radiator, French doors to garden, door to inner hallway opening onto:-

Kitchen



11' 4" x 8' 7" (3.45m x 2.62m) UPVC window to rear, range of high gloss base and eyelevel units, one and a half inset stainless steel sink unit, integrated electric oven, induction hob with extractor over, integrated microwave and dishwasher, breakfast bar, spotlights, door to inner hallway, door to garden.

Shower Room



UPVC frosted window to rear, low level WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail.

Ground Floor Bedroom



13' 2" x 9' 9" (4.01m x 2.97m) UPVC windows to front and side, radiator, inner hall door to garden.

Play Room

13' 6" x 9' 4" (4.11m x 2.84m) UPVC window to rear, radiator, door to garden.

First Floor

Landing

UPVC window to side, loft access.

Property Details.

Bedroom One



12' 8" x 10' 6" (3.86m x 3.20m) UPVC window to front, radiator.

Bedroom Two



10' 6" x 10' 2" (3.20m x 3.10m) UPVC window to rear, radiator.

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m) UPVC window to front, radiator.

Bathroom



UPVC frosted window to rear, fully tiled, double shower cubicle, low level WC, wash hand basin, panel bath with waterfall tap, chrome heated towel rail.

Outside

To The Front

Block paved providing off road parking for several vehicles leading to the garage with electric door.

Rear Garden

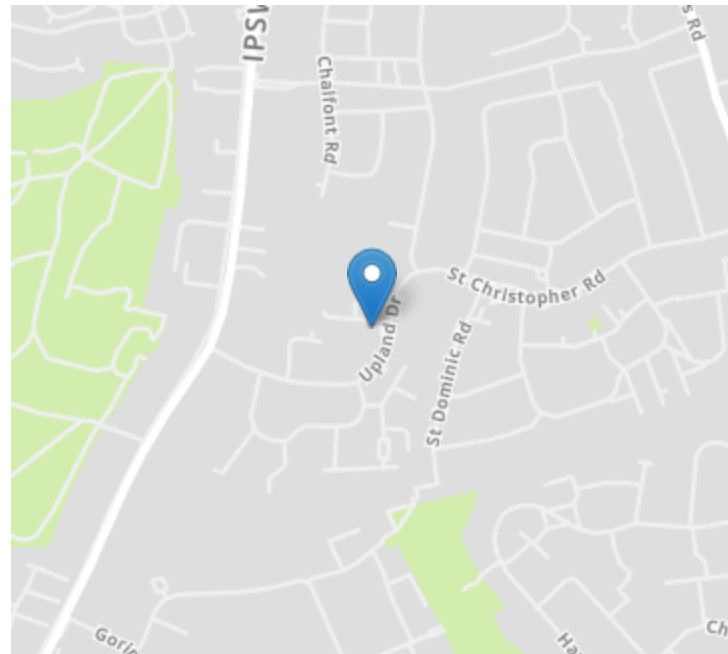


The side garden offers a generous shingle area with a gate allowing access to the front, the rear garden commences with patio area, garden tap, predominately laid to lawn, shrub and flower bed borders, generous shed to remain.

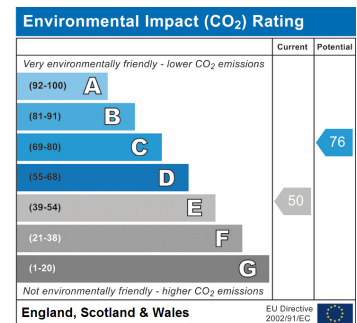
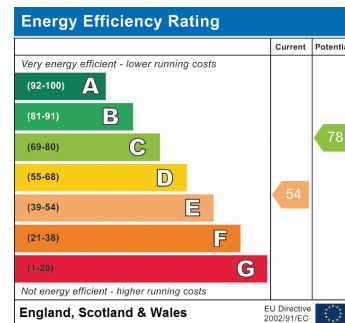
Property Details.

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.