



16 Chanterelle, Highwoods, Colchester, Essex. CO4 9RY.

Guide Price £650,000 - £675,000 Ever so rarely available, this executive four bedroom detached residence sits proudly in a prime North-Colchester position, off of Eastwood Drive and in the heart of the most pleasant of neighbourhoods. Renowned for excellent schooling, with The Gilberd Secondary School within walking distance and recently classified as 'Outstanding' by Ofsted, this beautiful home resides in a family orientated community. Highwoods square is a stones throw away, home to a Tesco extra store, doctors surgery, post office and is well-connected to the Colchester's vibrant, exciting and historic city centre.



Property Details.

Ground Floor

Entrance Hall

Composite door to front aspect, stairs to first floor, vertical radiator, karndean floor, access to:

Study



10' 6" x 9' 5" (3.20m x 2.87m) UPVC window to front aspect, karndean floor, radiator

Living Room



18' 6" x 10' 6" (5.64m x 3.20m) Parquet karndean flooring, wall mounted electric fireplace, vertical radiator, communication points, double glazed window to side aspect, glazed patio doors to rear aspect, glazed double doors to dining room

Dining Room



13' 1" x 10' 4" (3.99m x 3.15m) Karndean floor, vertical radiator, glazed patio doors to rear aspect

Downstairs Cloakroom

W.C, wash hand basin with tiled splashback, karndean flooring, radiator, UPVC window to front aspect

Kitchen



11' 6" x 9' 10" (3.51m x 3.00m) Karndean floor, a variety of base and eye level units with granite worksurfaces over, inset sink with mixer tap over, inset hob with extractor fan over, inset siemens double oven/grill, space under counter for dishwasher, drawers under, kickboard lighting, UPVC window to front and side aspect, opening to:

Utility Room

10' 4" x 7' 2" (3.15m x 2.18m) Matching base and eye level units with granite work surfaces over, inset sink, drainer and mixer tap over, drawers under, karndean flooring, UPVC window to rear aspect, space for further appliances, door to side aspect

Property Details.

First Floor

First Floor Landing

Stairs to ground floor, airing cupboard, access to:

Master Bedroom



14' 10" x 13' 6" (4.52m x 4.11m) UPVC windows to front and side aspect, radiator, inset wardrobes, access to:

En-Suite Shower Room



W.C., walk in Aqualisa digital shower, vanity wash hand basin, UPVC window to rear aspect, wall mounted towel rail

Bedroom Two



13' 6" x 9' 1" (4.11m x 2.77m) UPVC window to side and rear aspect, radiator

Bedroom Three

14' 4" x 8' 6" (4.37m x 2.59m) UPVC window to front aspect, radiator

Bedroom Four

8' 7" x 7' 4" (2.62m x 2.24m) UPVC window to rear aspect, radiator

Family Bathroom

Walk in Aqualisa digital shower, vanity wash hand basin, wall mounted backlit mirror, W.C., wall mounted towel rail, UPVC window to rear aspect

Outside, Garden, Double Garage & Parking

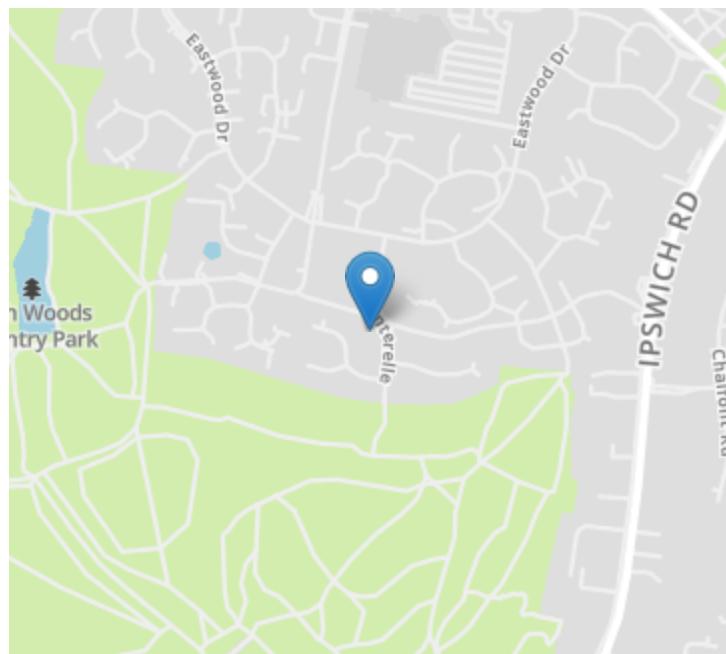


Outside a mature and well-manicured rear garden can be found. Commencing with a granite patio, it proves the ideal place for al-fresco dining, outdoor seating and peaceful reflection - all whilst being covered by an electric retractable awning. The remainder of the garden is predominately laid to lawn and enclosed by bark borders and panel fencing. There is a secluded seating area, as well as garden door access to a double garage. To the front a wealth of off road parking is available on a private driveway, whilst the garage is accessible via electric up-and-over doors.

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.

