



- Detached Family home
- Four Sizeable Bedrooms
- Two Reception Rooms and Conservatory
- Kitchen and Utility Room
- Downstairs Cloakroom, En Suite & Family Bathroom
- Very Generous Rear Garden
- Gilbert School Catchment
- Double Garage and Ample Off Road Parking
- Must Be Viewed

103 Eastwood Drive, Highwoods, Colchester, Essex. CO4 9EB.

GUIDE PRICE £500,000 - £525,000. Situated on the highly sought after Eastwood Drive in Highwoods is this very spacious and beautifully presented four bedroom detached family home. The internal accommodation comprises of fully tiled entrance hall, generous living room, kitchen/breakfast room, study/playroom, spacious UPVC conservatory, utility room and ground floor cloak room, the first floor offers four sizeable bedrooms, master with newly fitted en suite and modern family bathroom. Externally the property benefits of double garage, ample parking on the private driveway and to the rear the south/west facing garden has been fully landscaped and a generous patio area.



Property Details.

Ground Floor

Entrance Hall

Entrance door, Stairs to first floor, under stairs storage cupboard, tiled floor, two radiators, spot lights.

Cloakroom

Low level WC, vanity wash hand basin, heated towel rail, spot lights.

Living Room



19' 4" x 11' 3" (5.89m x 3.43m) UPVC window to front and patio doors to conservatory, living flame feature fire place, two radiators.

Dining Room



9' 11" x 9' 10" (3.02m x 3.00m) Laminate floor, doors to conservatory.

Kitchen/Breakfast Room



15' 8" x 8' 1" (4.78m x 2.46m) UPVC windows to side and rear, range of base and eye level units with roll edge work surfaces over, inset one and a half bowl sink unit with tap and drainer, inset gas hob with extractor over, electric oven and grill, wall mounted boiler, under stairs storage cupboard, tiled floor.

Utility Room

8' 1" x 4' 7" (2.46m x 1.40m) Door to Garage, fitted work surface, inset sink unit with tap and drainer, tiled splash back.

Conservatory



21' 7" x 12' 1" (6.58m x 3.68m) UPVC to all aspects with brick base, tiled floor with under floor heating, french doors to garden, wall lights.

First Floor

Landing

UPVC window to front, loft access.

Property Details.

Bedroom One



12' 10" x 9' 7" (3.91m x 2.92m) UPVC window to rear, built in wardrobes, spot lights.

EnSuite



UPVC frosted window to side, low level WC, vanity wash hand basin, walk in shower cubicle, shaver point, spot lights, laminate floor.

Bedroom Two,



9' 8" x 9' 7" (2.95m x 2.92m) UPVC window to rear, , built in wardrobe, radiator.

Bedroom Three

9' 7" x 9' 6" (2.92m x 2.90m) UPVC window to front, built in wardrobe, laminate floor, radiator.

Bedroom Four

7' 3" x 6' 7" (2.21m x 2.01m) UPVC window to rear, built in cupboard, radiator.

Family Bathroom



UPVC frosted window to front, low level WC, vanity wash hand basin, panel bath with shower over, chrome heated towel rail, fully tiled walls, spot lights, extractor fan.

Outside

To the front of the property is a driveway for several vehicles leading to an attached double garage with two up and over doors and power and light connected.

Rear Garden

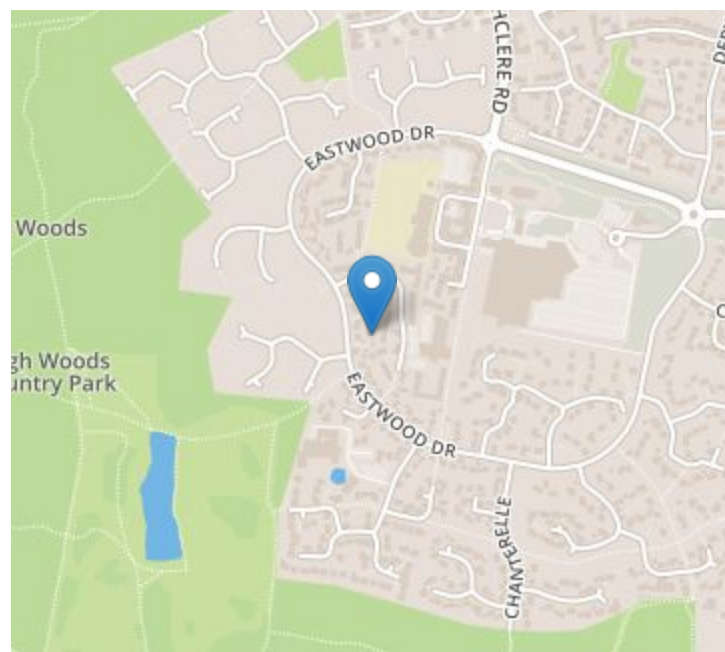


The rear garden has a patio area ideal for entertaining , the rest being mostly laid to lawn with established shrub borders all enclosed by panel fencing.

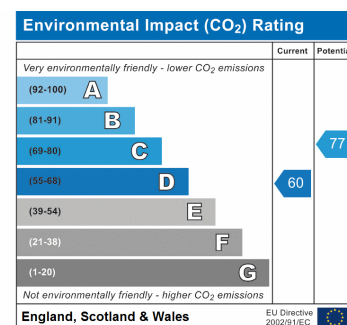
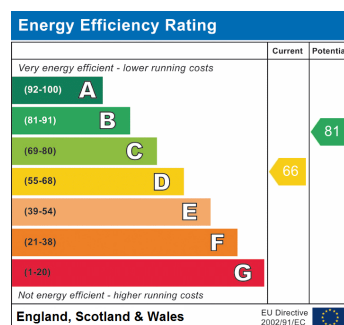
Property Details.

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.