



110 Derwent Road, Highwoods, Colchester, Essex. CO4 9RU.

Derwent Road, CO4 – Exceptionally Well-Presented & Upgraded Two Bedroom Semi-Detached Home. Situated in a prime North Colchester location in Highwoods, this beautifully presented two-bedroom semi-detached home offers stylish and modern living in a peaceful setting. The property is conveniently located close to Highwoods Square, Tesco Extra, doctors and dentist surgeries, well-regarded primary and secondary schools including The Gilbert School (rated Outstanding by Ofsted), Highwoods Country Park, and provides excellent access to the A12 with routes to Ipswich and London. There are also regular bus services to Colchester City Centre and the mainline station.

- Exceptionally well-presented and upgraded two-bedroom semi-detached home
- Prime North Colchester location in Highwoods, CO4
- Bright living room with wood-effect LVT flooring and patio doors to garden
- Modern shaker-style kitchen/diner with inset oven and gas hob
- Two well-proportioned bedrooms
- Luxury first-floor bathroom
- Private rear garden with lawn, patio, pathway and outhouse
- Double shared carport (left-hand side belonging to the property) plus additional front parking
- Close to Highwoods Square, Tesco Extra, schools, country park, A12 access and bus links to the city centre and station



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Living/Dining Room



15' 3" x 10' 7" (4.65m x 3.23m)

Kitchen



13' 10" x 8' 6" (4.22m x 2.59m)

First Floor

Landing

Master Bedroom



13' 10" x 11' 6" (4.22m x 3.51m)

Property Details.

Bedroom Two



11' 8" x 7' 6" (3.56m x 2.29m)

Bathroom



6' 8" x 6' 1" (2.03m x 1.85m)

Outside

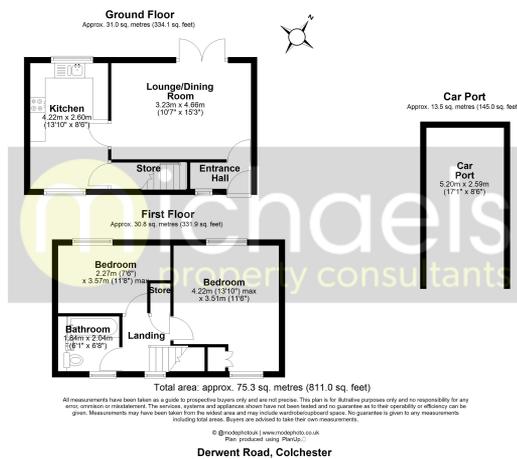
Car Port



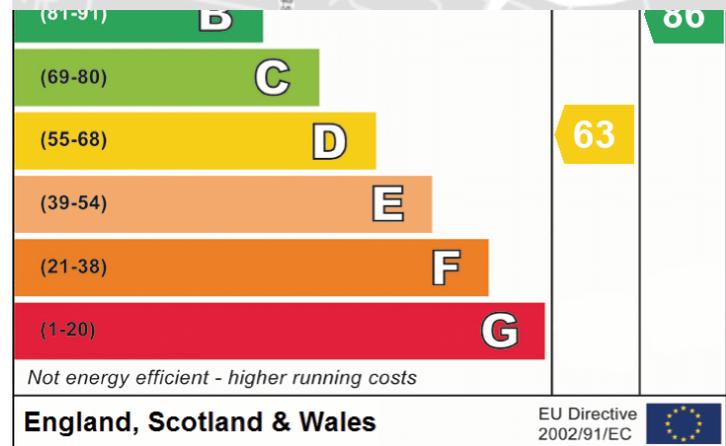
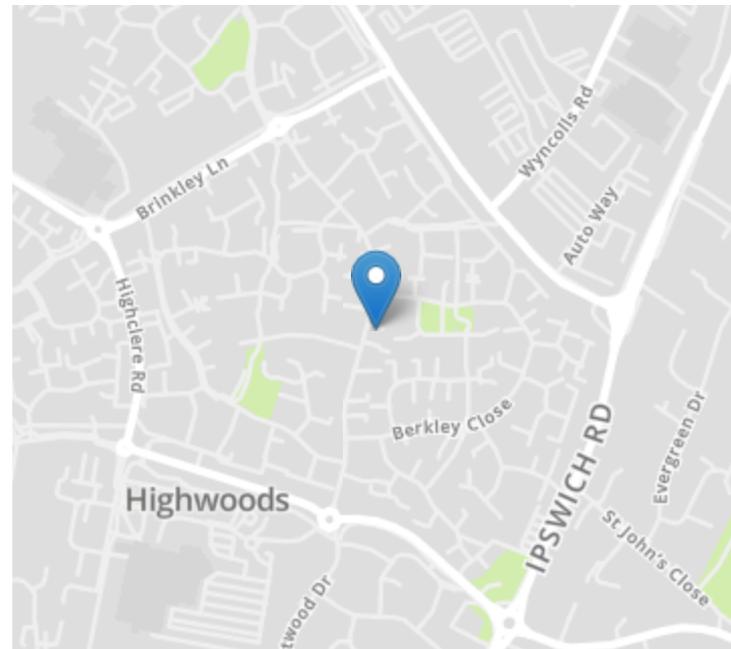
17' 1" x 8' 6" (5.21m x 2.59m)

Property Details.

Floorplans



Location



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.