



- *Guide Price £300,000 - £325,000*
- Detached Three Bedroom Family Home
- Two Large Double Bedrooms & Sizable Third Bedroom
- Two Large Reception Rooms
- Modern Fitted Kitchen
- Detached Garage & Private Driveway
- Private Rear Garden Of A Wrap Around Design

7 Northfield Gardens, Highwoods, Colchester, Essex. CO4 9TL.

Guide Price £300,000 - £325,000 An all round perfect example of a three bedroom detached family home, situated in the heart of North Colchester. Within minutes of an array of excellent amenities and Highwoods Square offering a local dentist, doctors, post office and Tesco Extra Superstore, it is within easy access of everything. Loved and presented to market in good order, this much loved family home offers two large receptions rooms on the ground floor, a modern fitted kitchen with side access leading to a detached garage and the added benefit of a fully double glazed conservatory. There is also the advantage of a downstairs cloak room.



Property Details.

Entrance Hall

UPVC entrance door to front aspect, laminate flooring, radiator, doors to:

Downstairs Cloakroom

W.C, wash hand basin, part tiled walls, wash hand basin, UPVC window to front aspect

Living Area



15' 8" x 14' 6" (4.78m x 4.42m) UPVC window to front aspect, feature fireplace, x2 radiators, large under stairs storage cupboard, laminate flooring, stairs to first floor, open plan and door to:

Dining Room



9' 7" x 8' 9" (2.92m x 2.67m) UPVC patio doors providing access to conservatory, laminate flooring, radiator

Conservatory

UPVC windows to all aspects, vinyl flooring, wall mounted electric heating, UPVC french doors providing access to rear garden

Kitchen



9' 6" x 8' 1" (2.90m x 2.46m) Modern fitted base and eye level units with working surfaces over, space for free standing appliances, intergrated dishwasher, inset extractor fan over, tiled splash backs, inset spotlights, tiled flooring throughout, wall mounted gas boiler, door providing side access, inset stainless steel sink, drainer with chrome mixer tap over

First Floor

First Floor Landing

Stairs to ground floor, loft access, airing cupboard, further doors to:

Master Bedroom



11' 5" x 11' 3" (3.48m x 3.43m) UPVC window to rear aspect, radiator, built in mirror front wardrobes, laminate flooring, door to:

En-suite Bathroom

4' 8" x 4' 7" (1.42m x 1.40m) Low-level WC, wash hand basin, shower cubicle, vinyl flooring, radiator

Property Details.

Bedroom Two



11' 3" x 9' 8" (3.43m x 2.95m) UPVC window to front aspect, built in wardrobe, radiator

Bedroom Three



8' 9" x 6' 1" (2.67m x 1.85m) UPVC window to front aspect, laminate flooring, radiator

Family Bathroom



W.C, pedestal wash hand basin, panel bath with shower over and screen, vinyl flooring, radiator, inset spotlights, UPVC window to rear aspect

Rear Garden, Outside & Parking

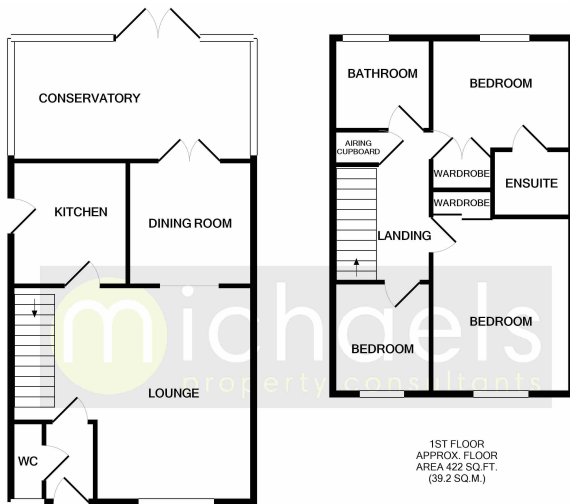


As previously mentioned, this property benefits from a sizeable rear garden of a wrap around design. To one side of the garden a small patio can be found, ideal for outdoor seating or dining furniture. The remainder of the garden is laid to lawn and enclosed by panel fencing. There is a mature tree, providing additional privacy and gate providing side access.

There is the benefit of a detached garage, accessible by a lean too from the kitchen and off road parking can be found to the front of the property for multiple vehicles. Further parking is easily accessible on road.

Property Details.

Floorplans

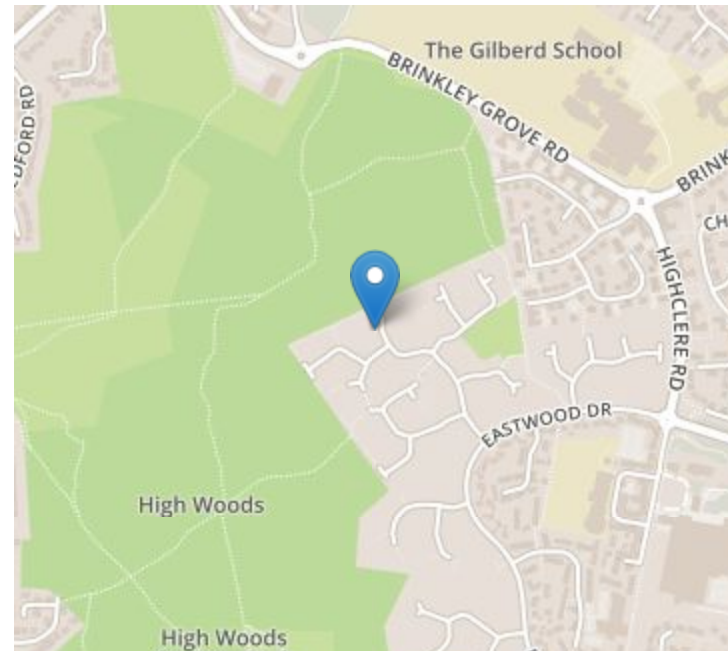


GROUND FLOOR
APPROX. FLOOR
AREA 559 SQ.FT.
(51.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.