



- No Chain
- Link Detached House
- Three Bedrooms With En-Suite To Master
- Lounge With Double Doors To Kitchen/Diner
- Kitchen/Diner With Space For Appliances
- Studio/Games Room
- Popular Development Within Excellent School Catchment
- Easy Access To A12 & Train Station

## 29 Carus Crescent, Highwoods, Colchester, Essex. CO4 9FU.

Situated to the North of Colchester & offering unrestricted access to Colchester's North Station, A12 and an excellent array of shops, along with well served amenities and excellent school attachment is this link-detached house offered on a CHAIN FREE basis. Internally the property provides sizeable accommodation across two floors and commences with an entrance hall and leads on to the downstairs cloakroom and well proportioned living room with double doors to the 15ft kitchen/diner. The first floor accommodation comprises of three bedrooms with the master bedroom boasting an en-suite shower room and a family bathroom.



# Property Details.

## Ground Floor

### Entrance Hall

With radiator and doors to;

### Cloakroom

With radiator, close coupled WC, wash hand basin.

### Lounge



16' 0" x 12' 4" (4.88m x 3.76m) With double glazed window to front, radiator, stairs rising to first floor with storage under, double doors to;

### Kitchen/Diner



15' 6" x 8' 6" (4.72m x 2.59m) With double glazed window and French doors to rear, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset sink and drainer, space for kitchen appliances.

## First Floor

### Landing

With loft access, airing cupboard and doors to;

### Bedroom One



13' 9" x 9' 5" (4.19m x 2.87m) With double glazed window to rear, radiator, door to en-suite.

### En-Suite



With radiator, close coupled WC, wash hand basin, tiled shower cubicle.

# Property Details.

## Bedroom Two



10' 2" x 9' 5" (3.10m x 2.87m) With double glazed window to front, radiator.

## Bedroom Three



8' 7" x 6' 7" (2.62m x 2.01m) With double glazed window to front, radiator, built in wardrobe.

## Family Bathroom



With obscure double glazed window to front, radiator, close coupled WC, wash hand basin, panelled bath with shower attachment.

## Outside

### Rear Garden



Enclosed by panel fencing and with double gated side access, a large block paved patio area providing further secured off road parking or space for outdoor dining. The block paved area leads to a lawn and there is also access to the studio via French doors.

### Studio/Games Room

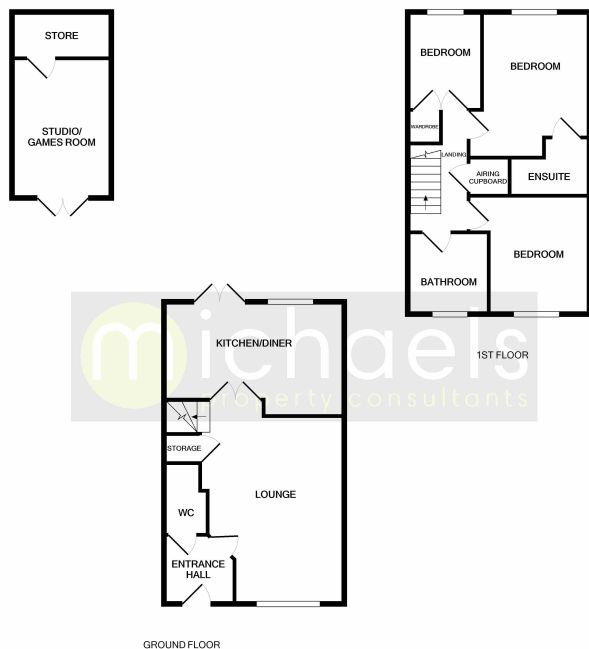
12' 3" x 8' 5" (3.73m x 2.57m) With double glazed French doors to front and door to storage cupboard (offering an excellent space for either a games room/studio or ideal for a home office.)

### Driveway

Located to the left of the property providing off road parking. (as previously mentioned there is further parking available through the double gates.)

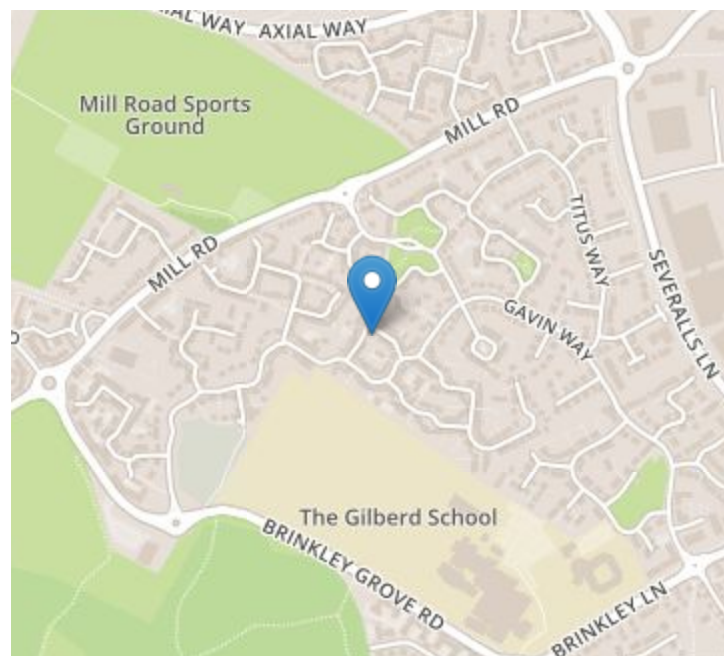
# Property Details.

## Floorplans



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.