



- A Tastefully Refurbished And Extended Home
- Offering Four/Five Generous Bedrooms
- Fabulous Open Plan Kitchen/Dining/Family Room
- Modern Family Bathroom, En-Suite And Cloakroom
- Landscaped Rear Garden With Home Office/Studio/Gym
- Driveway And Garage

57 Septimus Drive, Highwoods, Colchester, Essex. CO4 9EU.

This stunning four/five bedroom semi detached residence is set in a splendid private position within this ever sought after development to the North of Colchester, tucked away yet within close proximity to North Station, the A12 and General Hospital. This handsome, imposing property boasts a vast array of extremely spacious and beautifully presented accommodation spread over three floors and being set within the catchment of The Gilbert secondary school, is perfect for the growing family.



Property Details.

Ground Floor

Reception Hall

With Kardean flooring, radiator, stairs rising to first floor, door to;

WC

With Obscure double glazed window to side, radiator, part tiled, wash hand vanity basin, enclose cistern WC, Kardean flooring, motion spotlight lighting.

Open Plan Kitchen/Dining/Family Room

Kitchen/Breakfast Room



19' 6" x 10' 5" (5.94m x 3.18m) With two double glazed sash windows to front, Kardean flooring with heating under, radiator, a range of matching contemporary handleless eye level and base units with square edge worktop and upstands over, island with breakfast bar and inset sink, integrated fridge/freezer, larder cupboard, a range of high quality AEG appliances to include; double oven, combination microwave, espresso machine, dishwasher and gas hob, feature FABER extractor hood, open to;

Dining/Family Area



16' 5" x 11' 5" (5.00m x 3.48m) With Aluminium bi-folding doors to rear, skylight, radiator, Kardean flooring with heating under, TV point.

Utility Room

0' 0" x 0' 0" (0.00m x 0.00m) 6' 3" x 6' (1.91m x 1.83m) With Kardean flooring, spotlights, radiator, space for washing machine and tumble dryer.

First Floor

First Floor Landing

Radiator, double glazed window to rear, staircase to second floor, doors to:

Bedroom Three

11' 4" x 10' 5" (3.48m x 3.15m) With two double glazed windows to rear, radiator.

Living Room



19' 6" x 10' 7" (5.94m x 3.23m) With two double glazed windows to front and rear, two radiators, TV point, door to.

Bedroom Five/Study

17' x 7' 10" (5.18m x 2.39m) Two radiators, two double glazed windows to front, large built in storage cupboard, currently used as a study.

Second Floor

Second Floor Landing

Radiator, UPVC window to front, airing cupboard, doors to:

Property Details.

Master Bedroom Suite



13' 5" x 10' 6" (4.09m x 3.20m) With double glazed window to front and side, radiator, doors to;

En-Suite



With double glazed obscure window to rear, heated towel rail, double walk in shower cubicle, wash hand vanity basin, enclosed cistern WC.

Walk In Wardrobe

5' 9" x 4' 7" (1.75m x 1.40m) Excellent storage space.

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.30m) With double glazed window to front, radiator.

Bedroom Four

10' 11" x 9' 9" (3.33m x 2.97m) With two double glazed windows to rear, radiator, loft access.

Bathroom

A stunning contemporary three piece bathroom suite offering an obscure double glazed window to rear, wash hand vanity basin, close coupled WC, 'P' shape bath with rainfall shower over, fully tiled, heated towel rail.

Outside

To the front of the property there is a spacious driveway which provides off road parking for several cars, this in turn leads to the garage.

Rear Garden



Outside, to the rear, the garden has been adjusted and now offers a low maintenance area with slate tiling and artificial grass. The garden offers two great areas for outdoor dining and a BBQ area.

Home Office/Studio/Gym



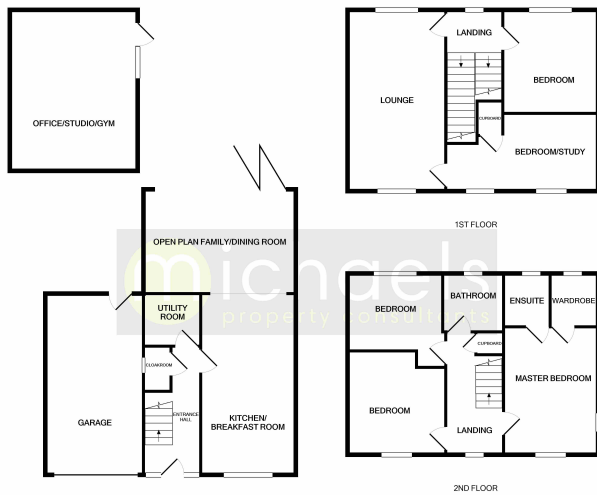
An excellent addition to this exceptional home offering either a work from home space or gymnasium with power and air con connected.

Garage

19' 11" x 10' 2" (6.07m x 3.10m) With electric door to front, door to rear, power and light connected.

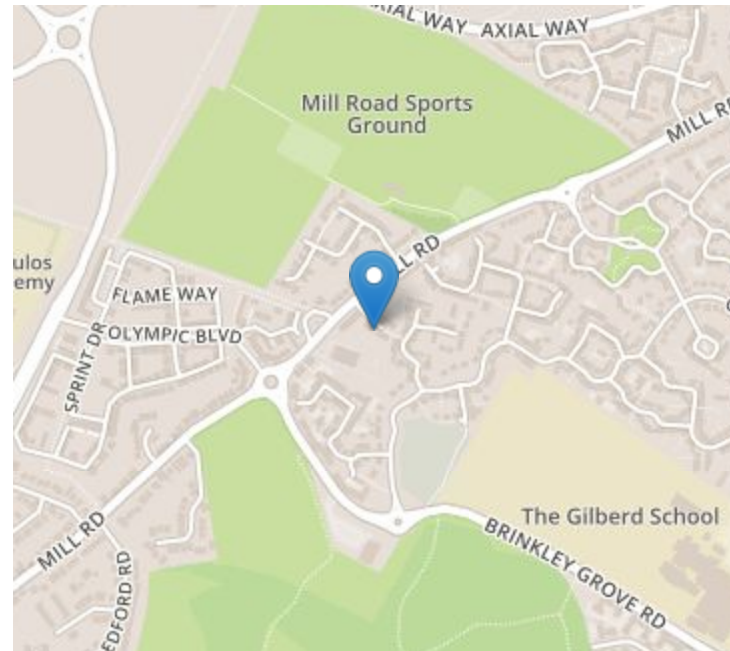
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Floorplans

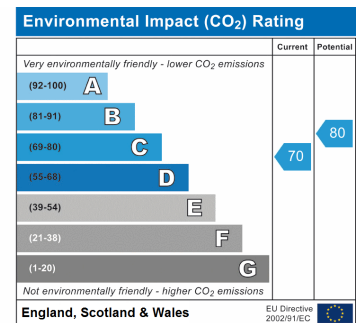
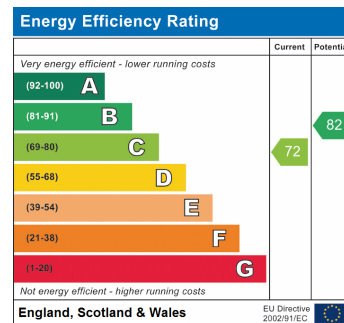


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, content and applicability shown here are not to be relied upon and no guarantee as to their accuracy or efficiency can be given. Based on National Grid.

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.