



- Executive Detached Property
- ST Johns District
- Sizeable Living Room
- Open Plan Kitchen/Diner
- Play Room/Guest Room
- Four Bedrooms
- Family Bathroom And Shower Room
- Established Rear Garden
- No Onward Chain

4 St Neots Close, Colchester, Essex. CO4 0PL.

An executive four bedroom detached property situated to the North Colchester, St Johns. Extended and providing an abundance of both living and bedroom space throughout the property makes the ideal family home. The ground floor of this home consists of a welcoming entrance hall, sizeable living room and open plan kitchen-diner to the rear of the property, as well as the added benefit of a utility area. Positioned cleverly off of the kitchen-diner is an additional space which could be utilised for a variety of different things, such as play room or guest room. It has the added benefit of a fully tiled shower room also.



Property Details.

Ground Floor

Entrance Hall

12' 8" x 5' 7" (3.86m x 1.70m) Half tiled floor, wood effect laminate floor, radiator, UPVC window to front aspect and UPVC front door aspect, YALE home alarm, stairs to first floor, further doors to:

Living Room



18' 5" x 9' 9" (5.61m x 2.97m) Wood effect laminate floor, UPVC to front aspect, variety of communication points, electric fireplace with stone hearth and mantle piece, radiator, further door to:

Study

7' 6" x 9' 9" (2.29m x 2.97m) Wood effect laminate flooring, radiator, variety of communication points, open plan to:

Kitchen/Diner



17' 7" x 9' 4" (5.36m x 2.84m) Variety of base and eye level fitted units with roll top working surfaces over, tiled splash back, tiled floor, inset stainless steel sink and drainer with tap over, space for washing machine, dishwasher, gas cooker, radiator, wine rack, extractor fan, open plan to:

Utility Area

11' x 7' 5" (3.35m x 2.26m) Variety of base and eye level units with roll top working surfaces over, tiled floor, under counter space for tumble dryer, radiator, under stairs storage, further door to:

Snug/Guest Room



7' 1" x 11' 6" (2.16m x 3.51m) Wood effect laminate flooring, UPVC window to rear aspect, radiator, airing cupboard housing Vaillant Boiler, door to:

Shower Room



Tiled floor and walls, wall mounted towel rail, vanity basin with tiled splash back, tiled floor, W.C, shower cubicle with tiled wall behind, inset spotlights

First Floor

First Floor Landing

UPVC window to rear aspect, radiator, stairs to ground floor, loft hatch above, further doors to:

Property Details.

Master Bedroom



10' x 13' 3" (3.05m x 4.04m) UPVC window to front aspect, radiator, telephone point

Bedroom Two

14' 9" x 8' 1" (4.50m x 2.46m) UPVC window to front aspect, radiator, variety of communication points, loft access

Bedroom Three

11' 7" x 7' 5" (3.53m x 2.26m) UPVC window to rear aspect, television ariel point, radiator

Bedroom Four

8' 5" x 9' 1" (2.57m x 2.77m) UPVC to front aspect, radiator, built in retractable mirror front wardrobes

Family Bathroom



Tiled walls, W.C, pedestal wash hand basin, panel bath with shower hose attachment, UPVC window to rear aspect, radiator

Outside



As mentioned within our description, this family home resides at the end of a quiet cul-de-sac and occupies a generous plot. The property provides off road parking for multiple vehicles to the front of the house, with access to the garage via a roller door. The garage provides excellent storage, is large enough for a vehicle and has a full power supply. The front garden is home to an array of mature shrubs and trees, ensuring maximum privacy.

To the rear of the property, there is an excellent size private rear garden, commencing with a large patio area and the remainder laid to lawn. The boundaries are formed by hedge boards and panel fencing. There is a gate providing side access suitable for bicycles. Finally, there is the added benefit of a garden shed to remain.

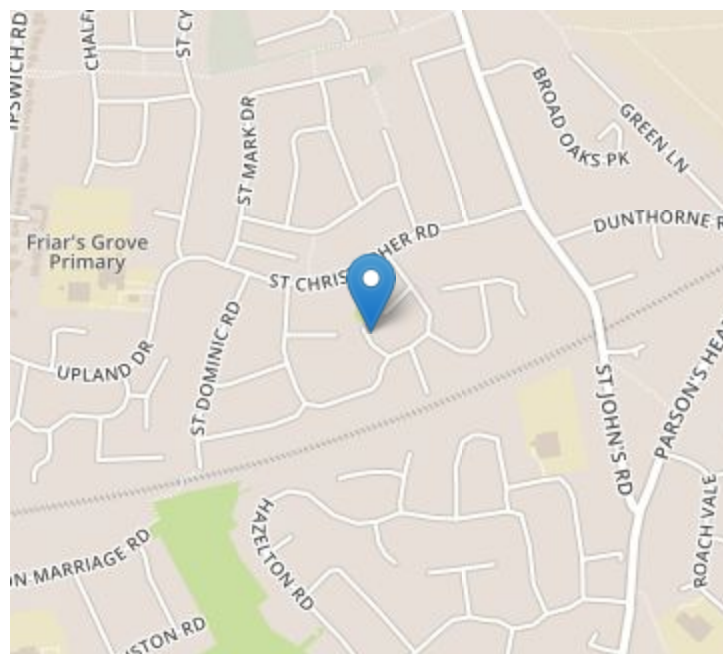
Property Details.

Floorplans

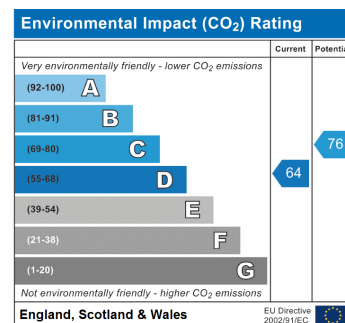
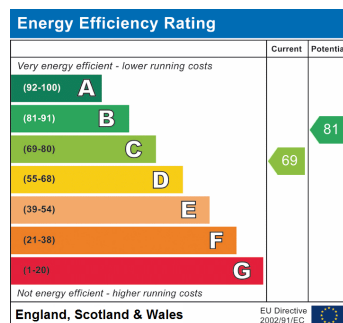


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.