



- A Fine Example Of An Executive Five Bedroom Detached Family Home
- Over " 2000 Sqft Of Accommodation Spread Over Two Floors
- Three Reception Rooms & A Cinema Room
- Double Garage & Private Driveway
- The Most Desirable District, Nestled In The Jays Corner
- Three Bathrooms & A Ground Floor W.C
- Modern Fitted Kitchen/Breakfast Room
- Within Close Proximity To A12 & A120 & Amenities
- Within Striking Distance Of Highwoods Country Park

## 9 Spring Close, Highwoods, Colchester, Essex. CO4 9TN.

Occupying the most impressive of positions and having been upgraded, improved and meticulously designed by its current owners, this executive example of a five-bedroom detached residence, resides to the north of Colchester in the most prestigious of positions 'The Jays '. Offering an abundance of wealth and versatile living and bedroom space throughout, this excellent home has been reconfigured with the expanding family in mind, with entertainment and hosting at the centre of its carefully thought-out reconstruction.





# Property Details.

## Ground Floor

### Entrance Hall

11' 6" x 8' 3" (3.51m x 2.51m) Amtico flooring throughout, radiators, doors to:

### Downstairs Cloakroom

Low level W.C, vanity wash basin, radiator, Amtico flooring.

### Living Room



19' 4" x 13' 10" (5.89m x 4.22m) Amtico flooring, gas log burner surrounded by exposed brick wall, UPVC window to front aspect, radiator, bi folding doors to patio area, stairs to lower floor into dining room.

### Dining Room



21' 4" x 11' 6" (6.50m x 3.51m) Bi folding doors to garden, radiator, Amtico flooring, door to:

### Kitchen



19' 3" x 10' 3" (5.87m x 3.12m) UPVC windows to rear aspect, Amtico flooring, full range of high specification base eye level units, cupboards and granite work surfaces, Neff gas hob with Neff double inset oven x2, combination oven/grill/microwave and wine cooler, Quooker boiling tap, waste disposal, integrated washing machine, dishwasher, UPVC stable door to side aspect, butler sink, spot lighting, tiled walls, underlighting.

### Cinema Room/Firth Bedroom



11' 5" x 10' 7" (3.48m x 3.23m) Currently utilised as a cinema room but can easily be converted back to a bedroom, herringbone style Amtico flooring, radiator, box bay window to front aspect, door to:

### En Suite

7' 5" x 7' 1" (2.26m x 2.16m) Low level W.C, Amtico flooring, vanity basin, shower cubicle, radiator, spot lighting.

### Office/Garden Room

19' 4" x 13' 5" (5.89m x 4.09m) Currently utilised as an office, with planning to be converted into a garden room. The office comprises of spot lighting, bi folding doors going out to the garden, Amtico flooring, various plug sockets and electrical points for office equipment.

# Property Details.

## First Floor Accommodation

### Landing

17' 8" x 3' 10" (5.38m x 1.17m) Herringbone style Amtico flooring, access to loft hatch, which is partially boarded, glass tyle bannisters/staircase, airing cupboard housing water cylinder.

### Master Bedroom



12' 2" x 11' 0" (3.71m x 3.35m) UPVC window to front aspect, Amtico flooring, radiator, built in wardrobes, door to:

### En Suite



Walk in double shower with glass panel, low level W.C, vanity wash unit, heated towel rail.

### Bedroom Two



12' 0" x 11' 0" (3.66m x 3.35m) UPVC window to rear aspect, Amtico flooring, radiator, built in wardrobes.

### Bedroom Three

8' 1" x 9' 1" (2.46m x 2.77m) UPVC window to front aspect, Amtico flooring, built in wardrobes.

### Bedroom Four

11' 0" x 6' 2" (3.35m x 1.88m) UPVC window to rear aspect, Amtico flooring, radiator.

### Family Bathroom Suite



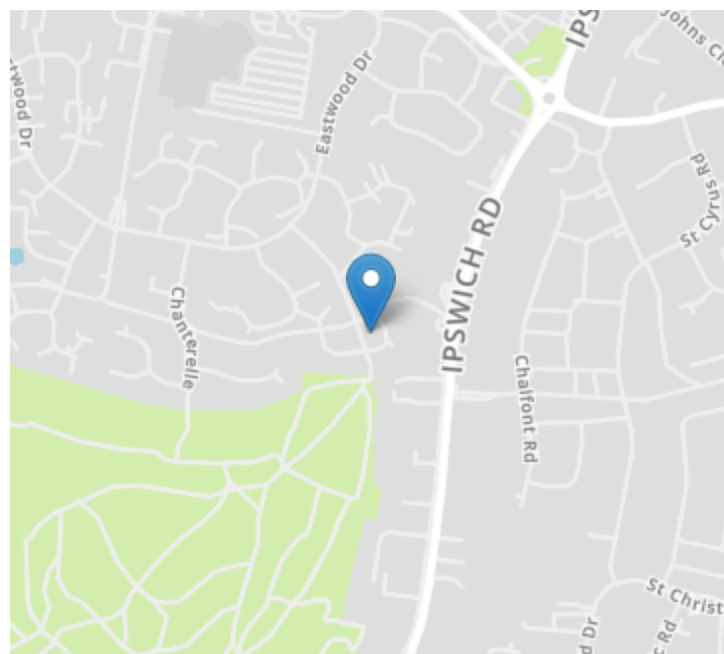
8' 0" x 5' 6" (2.44m x 1.68m) Double shower cubicle, vanity unit, low level W.C, heated tower rail, spot lighting, fully tiled walls and cermaic tiled flooring.

# Property Details.

## Floorplans



## 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.