



Fenn Wright
Signature

27 The Jays, Highwoods,
Colchester, Essex, CO4 9TW



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A unique and impressive rarely available property situated in the sought after area of Highwoods, just off Eastwood Drive.

The Jays is set in a picturesque cul-de-sac position close to the beautiful Highwoods Country Park, which is well known for its various walk trails and lake.

- Four/five bedrooms
- Contemporary kitchen/breakfast room
- Cul-de-sac position
- Double garage and ample parking
- Three bathrooms
- Study/bedroom five
- Two reception rooms
- Landscaped gardens
- A12 & A120 access
- Close to a Country Park

Entering into a large welcoming entrance hall with a window to the front and stairs rising off to the first floor.

The lounge has a dual aspect to the front and rear with French doors leading out onto the rear garden. The lounge also has a stunning inglenook fire place providing a raised area with windows to the front and the rear.

The dining room has French doors leading out onto the rear garden and is accessed from the hallway.

The ground floor shower room features an obscure window to the front, with shower cubicle, hand basin and WC. Bedroom five/office is located to the front of the property with a window.

The kitchen has a window to the rear with sink unit inset to the worksurface with cupboards and drawers under, a range of eye level cupboards, pull out larder, Rangemaster with extractor over and integrated dishwasher. The utility area has a window to the rear and a stable door providing access to the garden, breakfast bar seating, sink unit, integrated washing machine and tumble dryer. There is also plumbing for an American style fridge freezer.

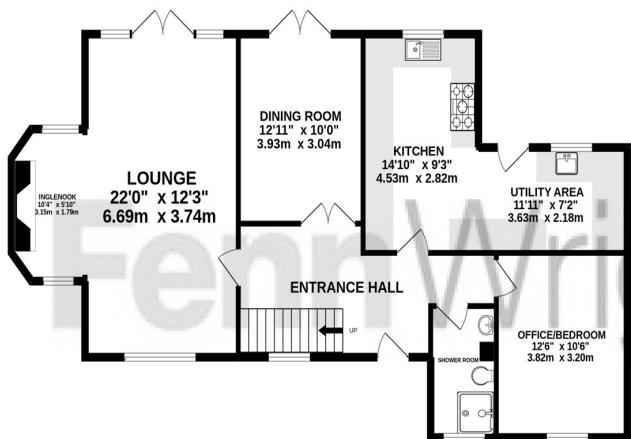
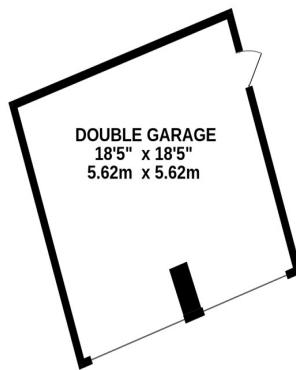
The first floor landing has a window to the front, large airing cupboard and loft hatch. The principal bedroom has a double glazed window to the rear with built-in wardrobes and an en-suite with double shower, WC, bidet and vanity sink. Bedrooms two and three are located to rear having a range of fitted wardrobes. Bedroom four can be found at the front of the property. The family bathroom is located to the front of the property comprising of panel bath with shower attachment, WC, wash hand basin and heated towel rails.



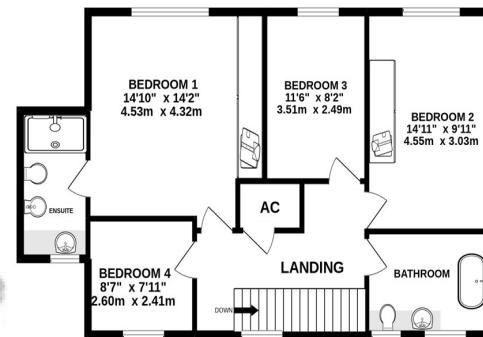




GROUND FLOOR
1326 sq.ft. (123.2 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2089 sq.ft. (194.1 sq.m.) approx.

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Outside

To the front of the property, a path leads to the front door amongst a lawn area and various shrub borders. To the left hand side of the property there is a detached double garage with one electric up and over door and one standard door. There is also a personal door to the rear garden, having power and light connected with eaves storage.

The rear garden has been beautifully landscaped providing a large patio seating area, central lawn and well stocked raised borders with oak sleepers. To the opposite side there is a "secret garden" area providing split level decking giving an unoverlooked peaceful seating area. There is also a further fenced enclosed area for potting with a green house.

Location

The Jays is a highly sought after location off Eastwood Drive in the Highwoods district of North Colchester, with this particular property being located at the end of this cul-de-sac position. The property is within a short distance to the Tesco Extra Superstore and Gilberd Secondary School. The town centre is a short drive away providing a range of shopping facilities, bars and restaurants. The A12 and A120 can be easily accessed as well as North Station railway providing services to London Liverpool Street.

Directions

From Ipswich Road take a left hand turning at the Rovers Tye roundabout and then a further left into Eastwood Drive. Then the third left into The Jays where the property can be located at the end of the cul-de-sac in the corner on the left hand side.

Important Information

Council Tax Band - G

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

Our ref - KID





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