

18 Chanterelle, Highwoods, Colchester, CO4 9RY



Freehold

Guide price of

£625,000

Subject to 25 contract

Superbly positioned

- 4 bedrooms
- 3 reception rooms
- 2 bathrooms



Some details

General information

This substantial four bedroom detached family home with easy reach of Highwoods Country Park, Gilbert Secondary School, and central Colchester.

The entrance door into the entrance hall has a stair flight to the first floor and a cloakroom with wash basin and WC.

There is a front facing study, separate dining room and a delightfully appointed lounge with dual aspect windows, central fireplace with display mantle and glazed double doors opening onto the conservatory with French doors leading out onto the rear garden.

The kitchen/breakfast room has fitted worksurfaces with a good array of cupboards, drawers and space under, inset one and a half bowl sink unit, four ring electric hob with cooker hood over, double oven and grill, integrated fridge and tall storage cupboard.

There is a useful adjoining utility room with space for appliances under, inset sink, plumbing for a washing machine, tall storage cupboard, wall mounted gas boiler and a door leading to the outside.

On the first floor, there is a landing which has a shelved airing cupboard housing the insulated copper cylinder and access to the loft space.

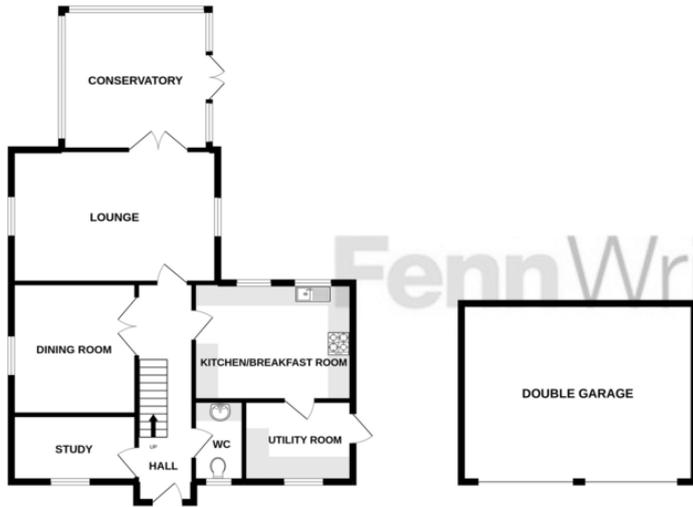
Bedroom one has a range of built-in wardrobes and dressing table with an en-suite shower room with tiled cubicle, WC, wash basin and fitted storage cupboards.

There are three additional good size bedrooms, one of which has built-in wardrobes and a family bathroom with panel bath, wash basin, WC range of fitted storage cupboards and tiled walls.



Occupying a delightful position, close to Highwoods Country Park, a substantial four bedroom detached family home also within easy reach of local schooling, shopping facilities, A12 and central Colchester.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Cloakroom

Study

10' 8" x 5' 8" (3.25m x 1.73m)

Dining room

11' 3" x 10' 6" (3.43m x 3.2m)

Lounge

17' 4" x 11' 3" (5.28m x 3.43m)

Conservatory

17' 4" x 11' 3" (5.28m x 3.43m)

Conservatory

12' 0" x 11' 3" (3.66m x 3.43m)

Kitchen/breakfast room

13' 3" x 10' 2" (4.04m x 3.1m)

Utility room

9' 0" x 6' 6" (2.74m x 1.98m)

Bedroom one

16' 6" x 9' 2" (5.03m x 2.79m)

Ensuite

7' 7" x 5' 6" (2.31m x 1.68m)

Bedroom two

15' 3" x 10' 6" (4.65m x 3.2m)



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Bedroom three

11' 3" x 8' 6" (3.43m x 2.59m)

Bedroom four

11' 3" x 8' 6" (3.43m x 2.59m)

Bathroom

7' 6" x 7' 3" (2.29m x 2.21m)

Outside

The property occupies a lovely corner plot with front and side garden being mainly laid to lawn with well stocked borders, there is also a block paved driveway providing off road parking for a number of vehicles giving access to the double width garage with two up and over doors.

There is a delightful rear garden predominately laid to lawn with flower and shrub borders, extensive patio and the garden is enclosed by walling/fencing with side access via a gate to the front.

Agents note

We are advised by the current owners that in 1998 the external brick work (ground floor) and rendering (first floor) to the left front corner of the property had cracked both vertically and horizontally. There were also vertical cracks in the dry lined plaster board to the internal walls. The rooms affected are the study and bedroom 2.

We are further advised that a structural engineer has inspected the property and found the foundations to be adequate. The property was further monitored and no further movement was detected and at the time had been reported structurally sound. It is reported that the cracks were probably caused by the tree roots planted close to the property which were subsequently cut down.

Location

The property is situated just off Eastwood Drive on the popular Highwoods development, offering excellent access to the A12/A120, Colchester General Hospital and North Station railways station with its excellent services to London Liverpool Street. The Gilbert Secondary School is within easy reach, as is Tesco Superstore and the town centre, a short distance away, providing a range of further range of facilities.

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Important information

Council Tax Band - F

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

Tenure - Freehold

EPC rating - TBC

Our ref - GMB

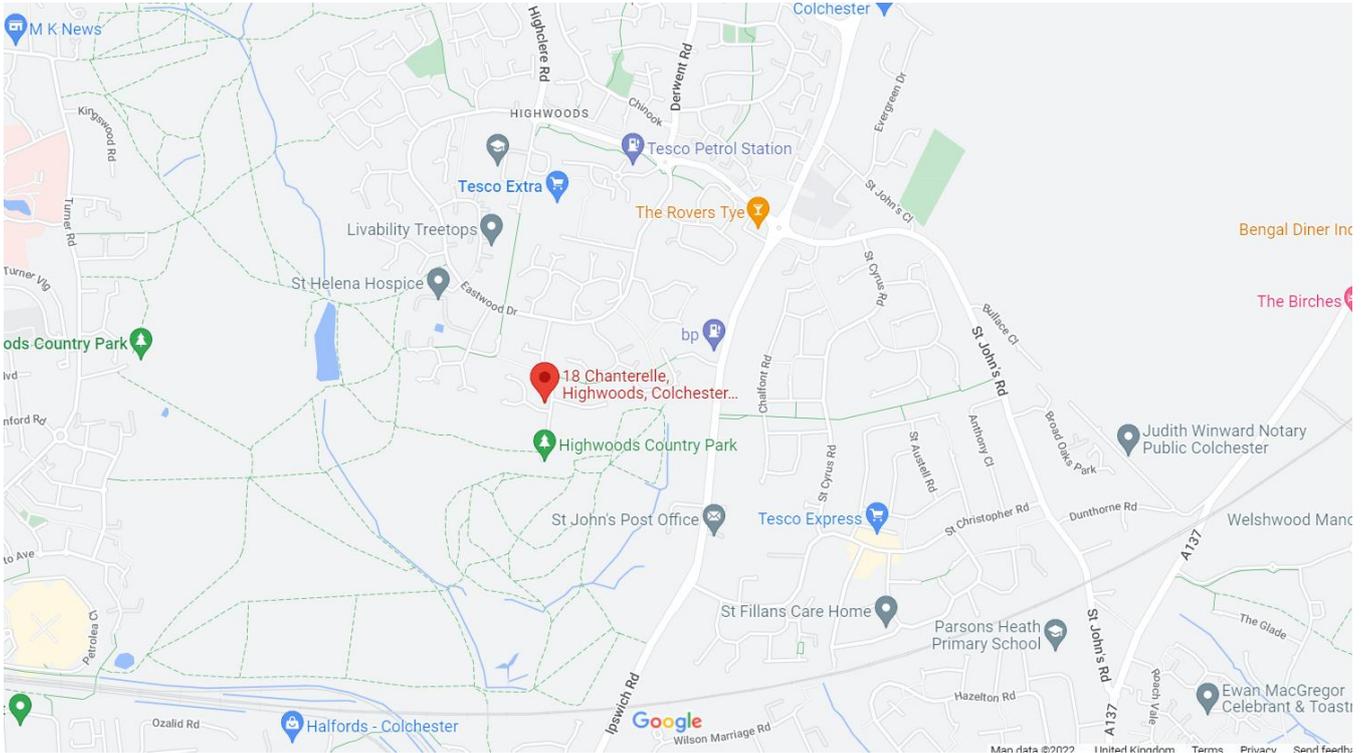
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.



Directions

Proceed to the North of Colchester along the Ipswich Road. At the roundabout (by the Rovers Tye) public house, turn left into Highwoods Approach and left into Eastwood Drive at the next roundabout and then left again into Chanterelle where the property can be located.

To find out more or book a viewing

01206 763 388

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