

44 Evergreen Drive, Colchester, CO4 0HU



**Freehold**

**£290,000**

Subject to contract

**3 bedrooms**  
**2 reception rooms**  
**1 bathroom**



A delightful three bedroom semi-detached family home in the popular St John's area of Colchester.

## Some details

### General information

A delightful three bedroom semi-detached family home in the popular St John's area of Colchester with generous modern accommodation throughout and gardens backing onto woods.

The accommodation comprises an entrance hall with stairs to the first floor and door to the lounge, a generous reception room with a large window to the front, fireplace, understairs storage cupboard and engineered wood flooring. The lounge is open to the dining room, another generous room with sliding patio doors to the rear garden and door to the kitchen. The kitchen is fitted with a range of stylish units with worksurfaces over, integrated double oven with hob and extractor fan over and space for further appliances as well as dual aspect windows to the side and rear and a door to the rear garden.

On the first floor the landing has a window to the side and doors to the three bedrooms and bathroom. The main bedroom is a double room with storage cupboard and window to the front, bedroom two is also a double with a window to the rear and bedroom three is a single room with a window to the front and overstairs storage cupboard. The bathroom has a stylish three piece suite comprising panel bath, vanity unit with inset wash hand basin and wc.

### Entrance hall

#### Lounge

13' 8" x 13' (4.17m x 3.96m)

#### Dining room

10' 9" x 9' 6" (3.28m x 2.9m)

#### Kitchen

10' 10" x 7' 1" (3.3m x 2.16m)

### Landing

#### Bedroom one

12' 9" x 10' 3" (3.89m x 3.12m)

#### Bedroom two

11' 6" x 9' 2" (3.51m x 2.79m)

#### Bedroom three

9' 4" reducing 6'7" x 6' 6" (2.84m x 1.98m)

#### Bathroom

7' 6" x 6' 2" (2.29m x 1.88m)

### The outside

To the front of the property is a driveway providing

ample parking and timber gates lead to a further drive and onto the single garage. The remainder of the garden is mainly laid to lawn with shrub borders and path to the front door.

The rear garden has a block paved patio with steps and a feature wall leading up to the remaining garden being mainly laid to lawn with established shrub borders and overlooks woods to the rear.

### Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - E

### Location

Evergreen Drive is within easy reach of both primary and secondary schools, Tesco superstore and Highwoods Country Park as well as the A12 and mainline railway station. Central Colchester is within comfortable driving distance with its excellent range of shopping and recreational amenities, wine bars, restaurants and Mercury Theatre.

### Agents note

We have been advised by the vendors, that the detached single garage was subject to subsidence caused by a nearby tree which has been removed and repaired in 2006.

### Directions

Head north out of Colchester on Ipswich Road for some distance taking the right hand turning into St John's Road and then turn into St John's Close where Evergreen Drive will be seen as the first turning on the right hand side and the property can be found further along on the right.

### Further information

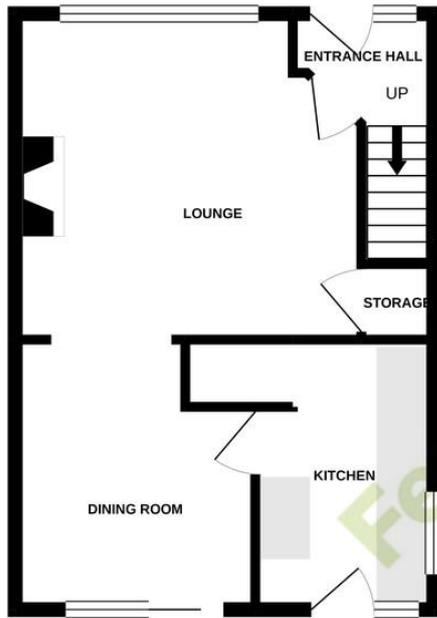
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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

GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.3 sq.m.) approx.

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To find out more or book a viewing

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Particulars for 44 Evergreen Drive, Colchester, CO4 0HU

