



Barfoot Drive, Colchester, CO4 9AW

welcome to

Barfoot Drive, Colchester

This attractive detached house is situated on the north side of Colchester, offering excellent access to the A12 and A120, local shops, amenities, supermarket, primary and secondary schools, as well as green spaces. The property offers beautifully presented and spacious accommodation throughout



Early viewing is advised of this modern detached family home offering excellent access to amenities and transport links.

Ground floor accommodation benefits from spacious living accommodation with two reception rooms, as well as an open plan kitchen/breakfast/family room, cloakroom and utility room.

The first floor offers two bedrooms with en suite shower rooms, two further double bedrooms and a family bathroom.

Externally there is driveway parking, as well as a garage and generous rear garden.

Entrance Door To:

Entrance Hall

Stairs to first floor, laminate wood flooring, doors to:

Living Room

Upvc double glazed window to front, laminate wood flooring, radiator.

Dining Room

Upvc double glazed window to front, radiator, laminate wood flooring.

Kitchen/Breakfast/Family Room

Double glazed windows to rear, double glazed French doors to rear garden, laminate wood flooring, radiator, range of modern matching white base and eye level units, integrated eye level double oven, work surfaces, inset sink and drainer unit with mixer tap, inset hob, extractor fan, integrated appliances, door to:

Utility Room

Range of matching white high gloss base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, laminate wood flooring, space for appliances, double glazed door to side.

Cloakroom

Modern white suite comprising concealed cistern low level w.c. and pedestal wash hand basin, radiator.

First Floor Accommodation

Landing

Storage cupboards, doors to:

Master Bedroom

Double glazed window to front, radiator, carpet, door to:

En Suite

Modern suite comprising double shower cubicle, concealed cistern w.c. and pedestal wash hand basin, part tiled walls, tiled floor, radiator, obscure double glazed window to front.

Bedroom Two

Upvc double glazed window to front, radiator, built-in wardrobes with mirror fronted doors, carpet, door to:

En Suite

Modern white suite comprising double shower cubicle, concealed cistern w.c. and pedestal wash hand basin, part tiled walls, tiled floor, radiator, obscure double glazed window to side.

Bedroom Three

Upvc double glazed window to rear, radiator, carpet, built-in wardrobes with mirror fronted doors.

Bedroom Four

Double glazed window to rear, radiator, carpet, built-in wardrobes with mirror fronted doors.

Family Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, concealed cistern w.c. and wall mounted wash hand basin, part tiled walls, tiled floor, ceiling spotlights, obscure double glazed window to rear.

Outside

There is a driveway providing off road parking and leading to Double Garage.

There is a generous rear garden which is mainly laid to lawn with patio area and raised flower beds, all enclosed by panel fencing. Personal door to Garage.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Barfoot Drive, Colchester

- Modern Detached Family Home
- Generous Living Accommodation
- Cloakroom & Utility Room
- Four Double Bedrooms
- Two En Suites + Family Bathroom
- Driveway & Garage
- Generous Enclosed Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: E



£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110114 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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