



Dunthorne Road, Colchester CO4 0HZ

welcome to

Dunthorne Road, Colchester

Offered with NO ONWARD CHAIN this EXTENDED DETACHED HOUSE provides GENEROUS ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES situated in a SOUGHT-AFTER LOCATION being convenient for LOCAL SCHOOLS, various shops, bus services and A12/A120



Entrance

The property is entered via the part obscure double glazed door leading to:

Hallway

Obscure double glazed window to the front aspect, built-in understairs cupboard, radiator (with decorative cover), stairs rising to the first floor and doors leading to;

Lounge/ Dining Room

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the front aspect, electric fireplace feature, two radiators and a serving hatch (from the kitchen/dining room).

Kitchen/ Breakfast Room

Double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, extensive range of wall and floor mounted matching cupboards and drawers (housing the boiler) with integral fridge, freezer, washing machine and slimline dishwasher, built-in Neff electric oven with four-ring electric hob and cooker hood over, radiator, inset spotlights, serving hatch (to the lounge/dining room) and an obscure glazed door leading to:

Rear Lobby

Part obscure double glazed door opening onto the rear garden and a door leading to:

Cloakroom

Obscure double glazed window to the rear aspect and a high-flush WC.

First Floor Landing

Access to the loft (part-boarded with a ladder) and doors leading to;

Bedroom One

Double glazed window to the front aspect, fitted wardrobes and overhead cupboards, walk-in eaves storage cupboard and a radiator.

Bedroom Two

Double glazed window to the front aspect, fitted wardrobes and a radiator.

Bedroom Three

Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Shower Room/ Wc

Obscure double glazed window to the rear aspect, walk-in double shower with adjustable shower head and mixer-tap, wash hand basin with mixer-tap and cupboard under, low level WC, built-in airing cupboard (housing the water tank with shelving), chrome heated towel rail and inset spotlights.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the side, wooden shed to the rear, external tap and gated access to the side.

Garage

The garage can be found to the side of the property with an up-and-over door to the front with power and lighting connected.

Parking

The block paved driveway can be found to the front of the property providing off road parking for a number of vehicles.



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welcome to

Dunthorne Road, Colchester

- Three Bedrooms
- Extended Detached Family House
- Well-Proportioned Accommodation
- Modern Kitchen/Dining
- Contemporary Shower Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110224 - 0003

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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