



Valley View Close, Colchester, CO4 9UN

Price £760,000

The rare opportunity has arisen to purchase this beautifully presented five bedroom detached executive home. Rarely coming available, the property backs onto the HIGHWOODS COUNTRY PARK and has been beautifully updated by its present owner who has replaced the kitchen, family and en suite bathrooms. In addition there is a large garden room flowing directly off of the kitchen as well as separate dining room and spacious lounge. The driveway with parking for several vehicles sweeps into the double garage. Valley View Close is located on the ever popular Highwoods development which affords local primary and secondary schooling as well as local shopping amenities and the all important A12 access.

Reception Hall:

Radiator, built in cloaks cupboard, under stairs storage cupboard, stairs ascending to first floor, door to:

Cloakroom:

With low level flush W.C. wash hand basin, tiling to walls and floor, double glazed window to front.

Lounge:

22'10" x 14'2" (6.96 x 4.34)



Double glazed window to front, two radiators, double glazed patio doors leading onto rear sun terrace, log style burner, glazed internal French doors, leading through to:

Dining Room:

18'9" x 9'10" (5.74 x 3)



Double glazed window to rear, radiator.

Kitchen:

16'11" x 13'5" (5.18 x 4.09)



A recently fitted kitchen with sociable central island housing additional storage and drawers, worksurfaces with cupboards and drawers under and matching eye level units. Inset five ring gas hob with extractor over and multi function oven & microwave oven beneath, eye level Neff double oven, inset stainless steel circular sink & drainer with mixer tap, integrated dishwasher, vaulted ceiling with twin Velux style skylights, inset downlighters. integrated Ideal Logic boiler, tiled flooring and part tiling to walls. open plan through to: worksurfaces

Garden Room:

14'0" x 13'5" (4.29 x 4.11)



With vaulted ceiling, radiator, windows and French doors leading onto rear sun terrace.



Utility Room:

11'1" x 6'3" (3.38 x 1.91)



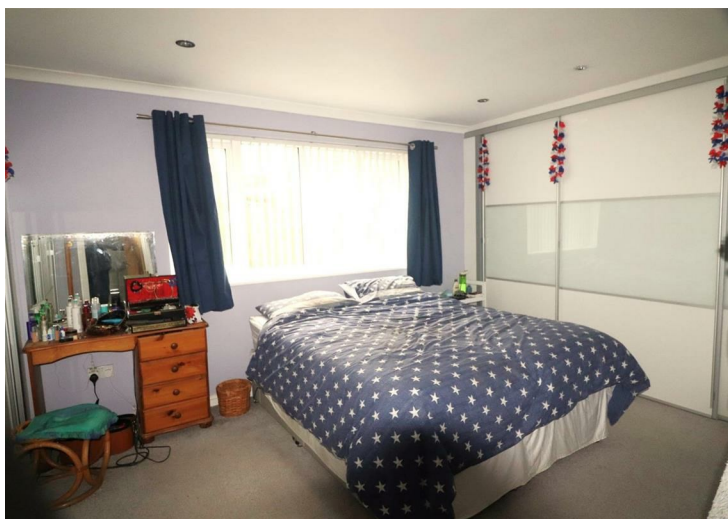
Comprising worksurfaces with cupboards and wall hung storage, inset stainless steel sink unit with mixer tap, radiator, double glazed window to side, plumbing and recess for washing machine.

First Floor Landing:

Access to loft space, airing cupboard housing cylinder, double glazed window to front, door to:

Bedroom One:

12'2" x 11'10" (3.73 x 3.61)



Window to rear aspect, dual built in sliding door fronted wardrobes, radiator, door to:

En Suite:

White three piece suite with tiled shower cubicle, close coupled W.C. vanity basin, tiling to floor and walls, double glazed window to side, inset downlighters, chrome heated towel rail

Bedroom Two:

14'2" x 11'3" (4.32 x 3.45)



Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three:

12'2" x 11'10" (3.73 x 3.61)



Double glazed window to front, radiator.

Bedroom Four:

11'3" x 8'7" (3.43 x 2.64)



Double glazed window to front, radiator, built in wardrobe.

Bedroom Five:

8'0" x 7'3" (2.46 x 2.21)



Double glazed window to front, radiator, built in wardrobe.

Family Bathroom:

8'2" x 5'7" (2.49 x 1.71)

White three piece suite comprising panelled bath and independent Bristan shower over, vanity basin, concealed cistern W.C. double glazed window to side, heated towel rail, tiling to floor and walls.

Garage:

17'1" x 17'3" (5.22 x 5.27)

Double integral garage with twin electrically operated roller doors, personnel door to side., power and light connected.

Rear Gardens:



The beautifully kept gardens back onto the Highwoods Country Park and is set across two levels with a recently paved large patio area to the immediate rear with metal balustrade surround. A lower level lawned area with shrubs and fence panelling surround, gated access to the front and outside tap.

Front & Parking:

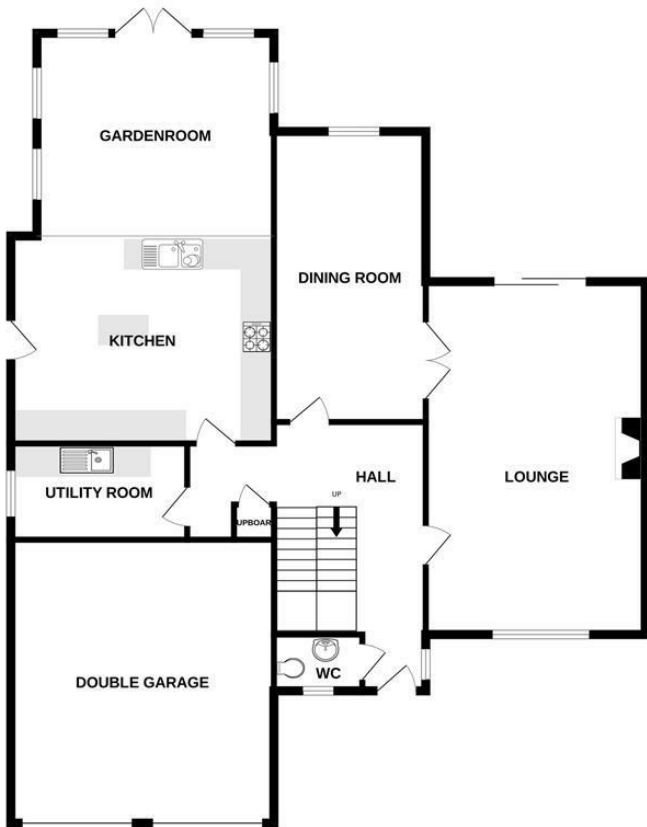
To the immediate front of the property there is off road parking for a number of vehicles accessing the garages.

Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If

there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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