



**Cansend Road, Chesterwell, Colchester CO4 6AD**



**welcome to**

**Cansend Road, Chesterwell, Colchester**

This outstanding DETACHED HOUSE is beautifully presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Situated on the CHESTERWELL DEVELOPMENT the property is ideal for LOCAL SCHOOLS, various shops, NORTHERN GATEWAY, Colchester General Hospital, COLCHESTER NORTH STATION and the A12/A120.



### **Entrance**

The property is entered via the part glazed multi-paned front door leading to:

### **Hallway / Study**

Double glazed windows to the front and side aspects, built-in understairs cupboard, fitted cupboards, radiator, stairs rising to the first floor and doors leading to;

### **Cloakroom**

Low level WC, wash hand basin with mixer tap, tiled splashbacks, radiator and extractor fan.

### **Living Room**

Double glazed French doors opening onto the rear garden (flanked with double glazed windows), double glazed window to the side aspect, radiator and a door leading to:

### **Kitchen / Dining Room**

Double glazed French doors opening onto the rear garden (flanked with double glazed windows), Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of high-gloss wall and floor mounted matching cupboards and drawers, integral fridge, freezer, dishwasher and washing machine, built-in electric double oven with four-ring electric hob and cooker hood over, two radiators, inset spotlights and tiled flooring.

### **First Floor Landing**

Access to the loft (part boarded), two built-in cupboards (housing the Ariston boiler and water tank), radiator and doors leading to;

### **Bedroom One**

Double glazed window to the front aspect, built-in wardrobes with mirror-fronted sliding doors, radiator and a door leading to:

### **En-Suite Shower Room**

Obscure double glazed window to the rear aspect, shower cubicle with adjustable shower head/mixer-tap, wash hand basin with mixer-tap, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights and part tiled walls.

### **Bedroom Two**

Double glazed windows to the front and side aspects and a radiator.

### **Bedroom Three**

Double glazed window to the rear aspect and a radiator.

### **Family Bathroom**

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap and adjustable shower head, pedestal wash hand basin with mixer-tap, low level WC, chrome heated towel rail, extractor fan, inset spotlights and part tiled walls.

### **Rear Garden**

The enclosed rear garden is mainly laid with artificial turf with a paved patio and further access via the side gate.

### **Parking**

The driveway can be found to the side of the property proving off road parking for two vehicles.



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## Cansend Road, Chesterwell Colchester

- Three Bedrooms
- Detached Family House
- Living Room with French Doors
- High-Gloss Kitchen/Dining Room
- Master Bedroom with En-Suite Shower

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ110087 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



42a St Christopher Road, Colchester, Essex,  
CO4 0NA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**