



**Arden Close, St Johns, COLCHESTER, CO4 0JP**

**welcome to**

**Arden Close, St Johns, COLCHESTER**

This outstanding EXTENDED SEMI-DETACHED HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER CUL-DE-SAC on the ever-popular ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



### **Entrance**

The property is entered via the front door with obscure double glazed insets leading to:

### **Entrance Hall**

Obscure double glazed window to the front aspect, vaulted ceiling with double glazed Velux skylight window, radiator and open access to:

### **Lounge / Dining Room**

Double glazed bay window to the front aspect, fireplace feature with marble style surround and hearth, radiator, wall lights, stairs rising to the first floor and internal multi-paned French doors leading to:

### **Kitchen / Breakfast Room**

Double glazed sliding patio doors opening onto the rear garden, double glazed window to rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splash backs, range of high-gloss wall and floor mounted cupboards and drawers with pull-out larder cupboard and copper detail (housing the boiler), integral fridge, freezer and dishwasher, built-in Bosch electric double oven with four-ring electric hob and cooker hood over, built-in larder cupboard (with shelving), vertical designer radiator and inset spotlights.

### **First Floor Landing**

Access to the loft (part boarded with a loft ladder), built-in airing cupboard (housing the water tank with shelving) and doors leading to:

### **Bedroom One**

Double glazed window to the front aspect, fitted wardrobes, eaves storage area, radiator and laminate flooring.

### **Bedroom Two**

Double glazed window to the rear aspect and a radiator.

### **Bedroom Three**

Double glazed window to the front aspect, radiator and laminate flooring.

### **Family Bathroom**

Two obscure double glazed windows to the rear aspect, luxury bath with mixer-tap/adjustable shower head and curved folding shower screens, corner sink with mixer-tap, low level WC, shaver point, heated towel rail, inset spotlights, tiled walls and tiled flooring.

### **Rear Garden**

The generous tiered rear garden is mainly laid to lawn with a block-paved patio area, wooden shed to the side, external tap and further access via the front gate and side courtyard area.

### **Summerhouse**

Timber constructed with double glazed French doors and double glazed 'tilt-n-turn' windows 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.

### **Garage En-Bloc**

The garage can be found in the parking area adjacent to the property with an up-and-over door to the front.



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## Arden Close, St Johns COLCHESTER

- Three Bedrooms
- Semi-Detached Family House
- High-Gloss Kitchen/Breakfast Room
- Stylish Family Bathroom
- Generous Garden with Summerhouse

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ107570 - 0002

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