



12 Willow Gardens, Feering, Colchester, Essex, CO5 9GB

£535,000

- Viewing is highly recommended
- Cul de Sac position
- Four double bedrooms
- Kitchen/ Diner
- overlooking greensward to rear
- Driveway and Garage

12 Willow Gardens, Colchester CO5 9GB

Viewing is highly recommended on the four bedroom detached family home which overlooks greensward to the rear. The property consists of lounge, kitchen/diner. utility and downstairs cloakroom to the ground floor. To the first floor there are four double bedrooms with the master having an en suite and then a family bathroom. Enclosed rear garden, single detached garage and driveway for two cars.



Council Tax Band: E



Entrance

Composite front door leading to :-

Hallway

Two storage cupboards, wood effect flooring, stairs to first floor, radiator, doors to :-

Lounge

20'2" x 13'9"

Double glazed bay window to side and double glazed window to front aspect, radiator.

Kitchen/Diner

20'2" x 10'7"

Double glazed windows to side and rear aspects, wood effect flooring, radiator, French doors with double glazed side panels to side aspect. Range of base and eye level units, one and half bowl sink with mixer tap set, four ring gas hob with extractor over and electric double oven, built in dishwasher. Door to :-

Utility Room

7'1" x 5'3"

Base and eye level unit, gas boiler, plumbed for washing machine and space for tumble dryer, wood effect flooring

Cloakroom

Low level WC, wash hand basin, heated towel rail, extractor fan.

Stairs and Landing

Stairs to first floor, storage cupboard, loft hatch, doors to :-

Bedroom One

11'7" x 10'11"

Double glazed window to side aspect, radiator, built in wardrobes, door to :-

En Suite

Double glazed window to rear aspect, low level WC, wash hand basin, enclosed double shower cubicle, wood effect flooring, heated towel rail, part tiled walls to compliment.

Bedroom Two

11'1" x 9'0"

Double glazed windows to front and side aspects, radiator

Bedroom Three

10'9" x 9'5"

Double glazed window to side aspect, radiator

Bedroom Four

10'6" x 8'5"

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to front aspect, low level WC, wash hand basin, panel bath with mixer tap set, separate enclosed shower cubicle. Tiled flooring, heated towel rail and part tiled walls to compliment.

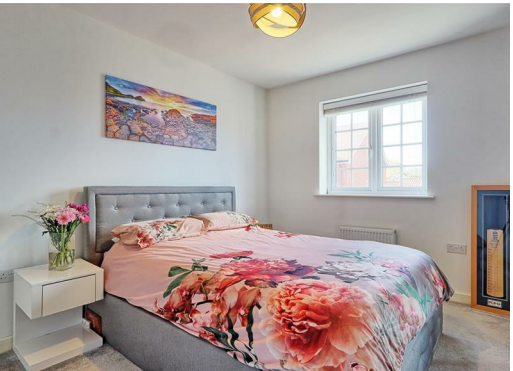
Rear Garden

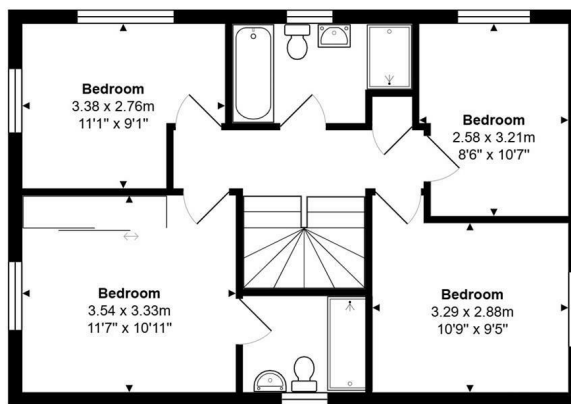
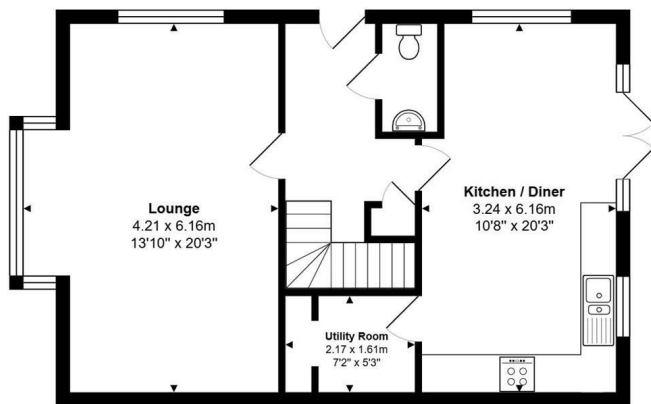
Enclosed rear garden side access leading to :

Garage and Parking

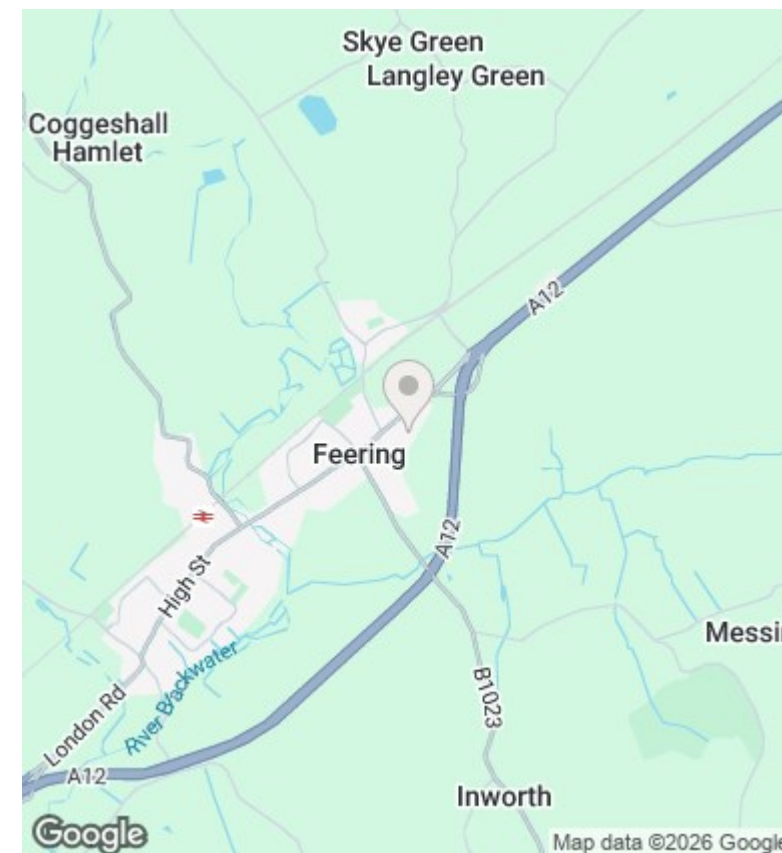
Driveway for two cars, single garage with light and power connected.







Total Area: 114.5 m² ... 1232 ft²
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(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