



Jackson & Co



Jackson & Co 

## Scrivener Close, Myland


Colchester, CO4 5ZL

Guide Price £425,000 - £450,000

\* NO ONWARD CHAIN \*

Situated in the popular Myland district of Colchester, is this beautifully placed FOUR DOUBLE bedroom DETACHED family home with a GARAGE. The property benefits also include a utility room, doakroom, two reception rooms and en-suite to the principal bedroom. The property is perfectly located for the commuter, providing easy access to the A12 South & North bound and the A120 interchange. Colchester General Hospital is also within close proximity along with North Station, having train links to London Liverpool Street.




Jackson & Co 



Jackson & Co 



Jackson & Co 



Jackson & Co 

# Property Features

- DETACHED FAMILY HOME
- CLOAKROOM
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- EN-SUITE TO MASTER
- FAMILY BATHROOM
- TWO RECEPTION ROOMS
- GARDEN & GARAGE
- FITTED KITCHEN
- CLOSE TO A12 &

## Full Description

### ENTRANCE HALL

Stairs to first floor, radiator, double glazed window to rear aspect and under stairs storage cupboard.

### CLOAKROOM

Low level WC, pedestal wash hand basin, radiator and extractor fan.

### DINING ROOM

9' 3" x 9' 8" (2.82m x 2.95m) Double glazed window to front aspect and a radiator.

### LOUNGE

10' 6" x 18' 2" (3.2m x 5.54m) Double glazed french doors to rear aspect, double glazed window to front aspect and two radiators.

### KITCHEN

13' 4" x 9' 8" (4.06m x 2.95m) Full range of wall mounted and base units, stainless steel one and a half bowl sink and drainer unit inset to the work surface, built in double oven, gas hob and cooker hood over and space for fridge/freezer and a dishwasher. Double glazed window to rear aspect and a double glazed access door to the side aspect.

### UTILITY ROOM

5' 0" x 6' 1" (1.52m x 1.85m) Stainless steel single bowl single drainer sink unit inset to work surface, wall mounted and base units, one of which houses the gas boiler, space for a washing machine.

### FIRST FLOOR LANDING

Stairs rising off to second floor and a radiator.

### PRINCIPAL BEDROOM

18' 1" x 10' 9" (5.51m x 3.28m) Double glazed window to front and rear aspect, two radiators and two fitted wardrobes.

### ENSUITE

Tiled shower cubicle, low level WC, chrome heated towel rail holder, wall mounted hand basin, extractor fan and obscure double glazed window to the rear aspect.





#### BEDROOM FOUR

11' 0" x 9' 10" (3.35m x 3m) Double glazed window to front aspect, radiator, fitted wardrobes and airing cupboard.

#### FAMILY BATHROOM

Enclosed panel bath with shower over, low level WC, wash hand basin, chrome heated towel rail holder, extractor fan and a double glaze window to the rear aspect.

#### SECOND FLOOR LANDING

Velux window and a radiator.

#### BEDROOM TWO

13' 6" x 10' 9" (4.11m x 3.28m) double glazed dormer window to front, velux window to rear aspects, wardrobe and a radiator.

#### BEDROOM THREE

13' 6" x 9' 9" (4.11m x 2.97m) Double glazed dormer window to front, velux window to rear aspects, wardrobe and radiator.

#### OUTSIDE

There is a private rear garden enclosed by fencing, flower and shrub borders, mostly laid to lawn with a patio area, tap and light.

There is also a single garage with up and over door, having power and light connected.

#### AGENTS NOTE

EPC rating - TBC

Council Tax band - E

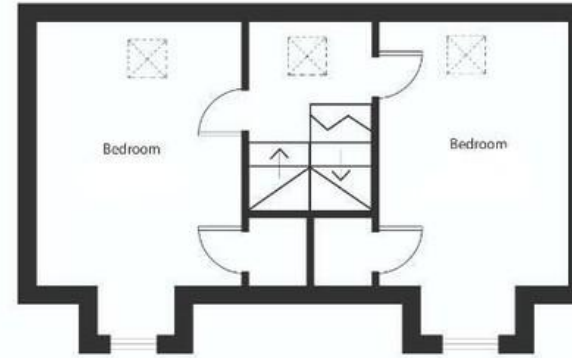
The current owners have advised, There is an annual estate charge of £56 half yearly.



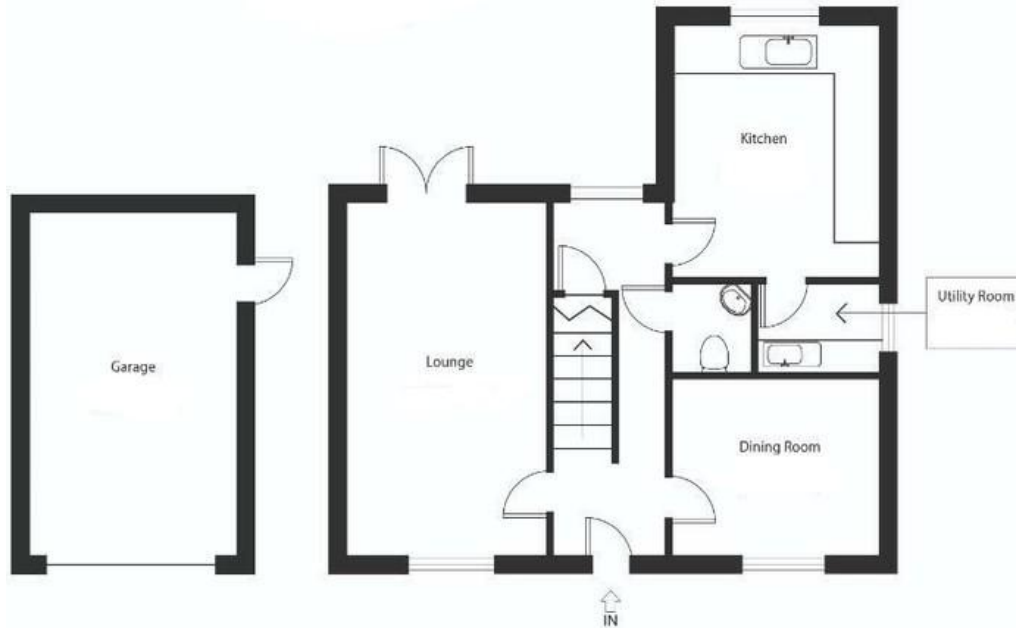


Approximate Gross Internal Area  
Main House 1580 sq ft (147 sq m)  
Garage 165 sq ft (15 sq m)  
Total 1745 sq ft (162 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Second Floor



Ground Floor



First Floor

60 Caelum Drive  
Colchester  
Essex  
CO2 8FP

[www.jackson-ps.co.uk](http://www.jackson-ps.co.uk)  
[sales@jackson-ps.co.uk](mailto:sales@jackson-ps.co.uk)  
01206 863900

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements