

oakheart



£550,000

Offers In The Region Of
Mersea Road, Langenhoe

Situated at the heart of Langenhoe lies this remarkable detached three-bedroom bungalow. Conveniently nestled amidst local amenities, including Langenhoe Community Primary School, it boasts easy access to Colchester's city centre, with bus routes conveniently nearby. Mersea Island, ideal for family outings and seaside strolls, is just a short drive away while fostering a sense of community with its proximity to the village hall.

This spacious abode comprises three well-proportioned bedrooms, the master enjoying the luxury of an en-suite facility. A generous lounge, dining room, and reception area complement a fitted kitchen, utility room, and family bathroom. Outside, a sprawling rear garden provides ample space for outdoor activities, complemented by off-road parking via an expansive driveway accommodating 8-10 vehicles.

Stepping inside, an entrance hallway leads to two front-facing bedrooms, the master boasting an en-suite with a walk-in shower, while a third bedroom rests at the rear. The living area, adorned with double doors opening onto the garden, offers a welcoming ambience. The kitchen/diner presents a functional array of eye and base-level units, with a four-piece family bathroom completing the internal layout.

Externally, the rear garden features a vast lawn and sizable patio, perfect for alfresco dining, with picturesque views over fields. An outbuilding provides versatility as an external office or home gym. Ample off-road parking at the front adds practicality for multiple vehicles.



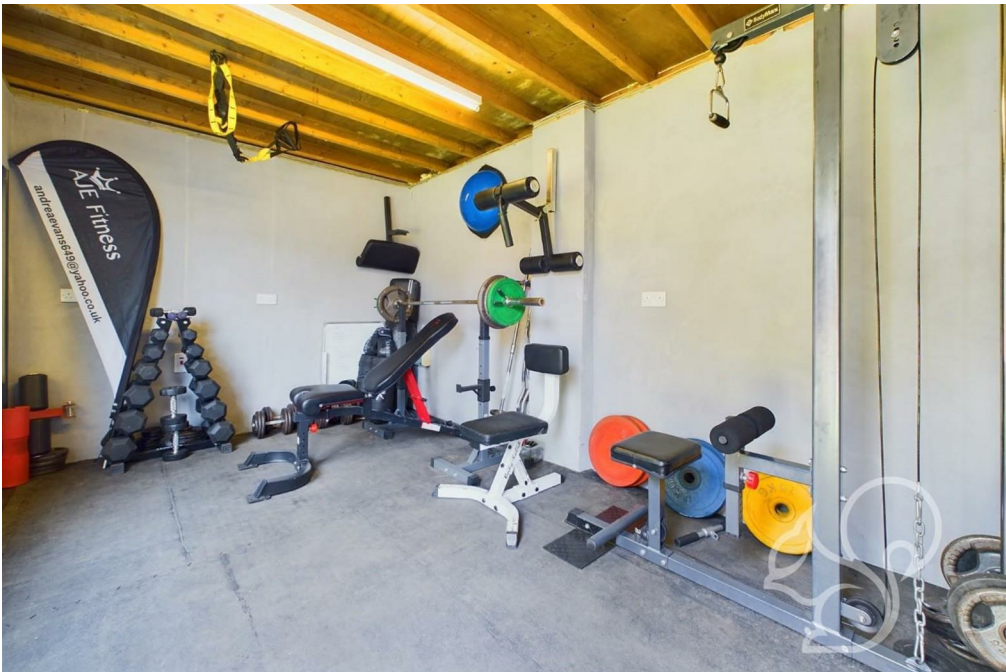




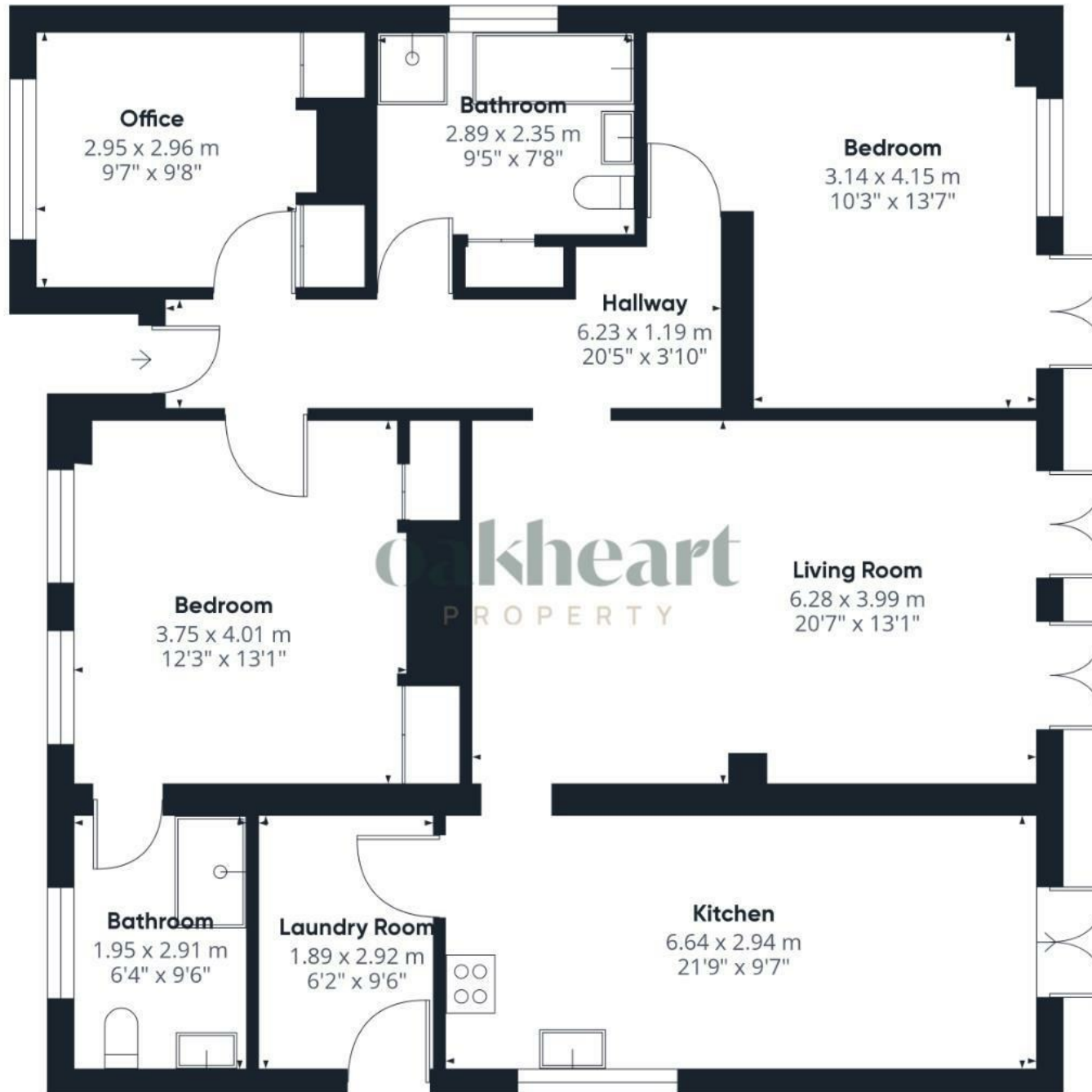












Ground Floor Building 1

Approximate total area⁽¹⁾
116.33 m²
1252.19 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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