



Ladell Close, COLCHESTER, CO3 9XT

welcome to

Ladell Close, COLCHESTER

This substantial five bedroom detached house is situated on the south west side of Colchester in a cul-de-sac position within close proximity of westlands country park, local shops, amenities, schools and transport links.



Early viewing is advised of this detached family home situated in a popular location and offering spacious and flexible accommodation perfect for the growing family.

The ground floor offers entrance hall, cloakroom, lounge, separate dining room, kitchen, fifth bedroom and shower room.

The first floor benefits from master bedroom with en suite shower room, three further bedrooms, family bathroom and loft room.

Externally there is driveway parking and a lovely enclosed rear garden perfect for outside dining and entertaining.

Entrance Porch

5' 1" x 4' 1" (1.55m x 1.24m)

Door to front, engineered wood flooring, electric radiator, door to:

Entrance Hall

Oak staircase to first floor with glass balustrade, under stairs storage cupboard, radiator, engineered wood flooring.

Cloakroom

Two piece suite comprising low level w.c. and vanity wash hand basin, radiator.

Lounge

23' 1" x 10' 1" (7.04m x 3.07m)

Double glazed window to front, feature fireplace, engineered wood flooring, three radiators, oak doors to:

Dining Room

15' x 8' 1" (4.57m x 2.46m)

Engineered oak flooring, radiator, double glazed sliding doors to front.

Kitchen

11' 1" max x 10' 1" max (3.38m max x 3.07m max)

Range of base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, tiled splashback, Rangemaster gas cooker, spaces for washing machine + dishwasher + fridge/freezer, engineered wood flooring, radiator, double glazed window and door to rear.

Bedroom Five / Reception Room

13' max x 8' max (3.96m max x 2.44m max)

Engineered wood flooring, double glazed window to front, radiator, door to:

En Suite

Three piece suite comprising shower cubicle, wash hand basin and low level w.c., tiled floor, baxi boiler.

First Floor Accommodation

Landing

Loft access, carpet, doors to:

Bedroom One

13' 1" max x 10' 1" max (3.99m max x 3.07m max)

Storage cupboard over stairs, radiator, carpet, built-in wardrobe, double glazed window to front, door to:

En Suite

Recently fitted modern suite comprising shower cubicle with rainfall shower, vanity wash hand basin and low level w.c., tiled floor, tiled walls, heated towel rail.

Bedroom Two

12' x 10' 1" (3.66m x 3.07m)

Double glazed window to rear, radiator, engineered wood flooring.

Bedroom Three

12' 1" max x 8' (3.68m max x 2.44m)

Double glazed window to front, engineered wood flooring, radiator, storage over stairs.

Bedroom Four

9' 1" x 6' 1" (2.77m x 1.85m)

Double glazed window to rear, radiator, engineered wood flooring.

Family Bathroom

Four piece suite comprising panel enclosed bath, shower cubicle, pedestal wash hand basin and low level w.c., tiled floor, heated towel rail, double glazed window to side,

Loft Space

With drop down ladder, part boarded, two water tanks.

Outside

Front

Imprinted concrete driveway providing off road parking. Gated access to rear.

Rear

There is a south facing rear garden which is laid to lawn, concrete print patio and decking with flower and shrub beds, enclosed by wall and part fencing. There are two sheds to remain.



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

Ladell Close, COLCHESTER

- Spacious Detached Family Home
- Two Reception Rooms
- Five Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Early Viewing Advised

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£500,000



Please note the marker reflects the
postcode not the actual property



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Property Ref:
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