



Landseer Road, Colchester, CO3 4QR

welcome to

Landseer Road, Colchester

This spacious detached bungalow is situated in the ever popular LEXDEN area of Colchester, offering excellent access to shops, amenities, popular schools, Lexden Park and the A12. Early viewing would be advised to fully appreciate the scope of accommodation on offer.



Early viewing is advised of this detached bungalow situated on the popular west side of Colchester, offering spacious and flexible accommodation to suit a family's individual needs.

Accommodation comprises entrance hall, spacious living room, generous kitchen/diner, master bedroom with en suite bathroom, two further bedrooms (or bedroom and further reception room), family bathroom and separate cloakroom.

Externally the property benefits from front and rear gardens, as well as driveway providing off road parking for several cars and a garage.

Entrance Door To:

Entrance Hall

Built-in cupboard, carpet, radiator, doors to:

Cloakroom

Low level w.c., wash hand basin, radiator, window to side.

Lounge

22' 4" max x 14' 4" max (6.81m max x 4.37m max)
Window to side, window to front, radiator, carpet.

Kitchen / Diner

22' 5" max x 11' 2" max (6.83m max x 3.40m max)
Range of wooden base and eye level units, work surfaces, inset sink and drainer unit, integrated eye level double oven, inset hob with extractor hood over, tiled splashbacks, spaces for appliances, laminate wood flooring to kitchen area, carpet to dining area, radiator, two windows to side, window to front, door back to hallway,

Bedroom One

13' 4" max x 12' 3" max (4.06m max x 3.73m max)
Built-in wardrobes, window to rear, radiator, carpet, door to:

En Suite

Panel enclosed bath with shower over, low level w.c., wash hand basin, tiled walls and floor, radiator, window to side,

Bedroom Two / Sitting Room

13' 4" x 9' 9" (4.06m x 2.97m)
Double doors to rear, built-in cupboard/wardrobe, carpet, radiator.

Bedroom Three

9' 9" x 9' 5" (2.97m x 2.87m)
Window to side, carpet, radiator.

Bathroom

Panel enclosed bath, sink unit, tiled floor, tiled walls.

Cloakroom

White two piece suite comprising w.c. and pedestal wash hand basin, radiator, laminate wood flooring, window to side.

Outside

The front garden is laid to lawn with inset shrubs and trees. The driveway provides parking for several cars and leads to the Garage.

The rear garden is mainly laid to lawn with inset shrubs, trees, summer house and shed all enclosed by high brick wall.



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welcome to

Landseer Road, Colchester

- Spacious Detached Bungalow
- Living Room & Kitchen/Diner
- Two/Three Bedrooms
- En Suite & Bathroom
- Cloakroom
- Ample Parking & Garage
- Front & Rear Gardens

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



£400,000

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



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Property Ref:
CCS120692 - 0003

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