



Lungley Rise, Colchester, CO2 9FJ

welcome to

Lungley Rise, Colchester

This well presented three bedroom link detached family home is situated on the popular Quarters development, on the south side of Colchester, approximately three miles from Colchester's city centre. The property benefits from spacious and modern living accommodation, en suite, rear garden & parking.



Early viewing is advised of this modern and well presented link detached family home.

Ground floor accommodation comprises entrance hall, cloakroom, kitchen/diner with French doors onto the garden and lounge with French doors onto the garden. The first floor offers master bedroom with en suite shower room, two further bedrooms and a family bathroom.

Externally there is a low maintenance rear garden and car port parking.

Entrance Door To:

Entrance Hall

Stairs to first floor with under stairs storage cupboard, radiator, doors to:

Cloakroom

Obscure double glazed window to front, radiator, pedestal wash hand basin, low level w.c.

Kitchen / Diner

18' x 10' 10" (5.49m x 3.30m)
Upvc double glazed window to front and upvc double glazed French doors to rear garden, radiator, range of modern base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and four ring gas hob with stainless steel splashback and extractor hood over, plumbing and space for washing machine, integrated fridge/freezer, integrated dishwasher, cupboard housing boiler, storage cupboard, laminate flooring.

Lounge

13' 2" x 11' 3" (4.01m x 3.43m)
Upvc double glazed windows and French doors to rear, radiator, laminate flooring.

First Floor Accommodation

Landing

Double glazed window to front, cupboard housing immersion, doors to:

Bedroom One

12' 8" max x 10' 10" (3.86m max x 3.30m)
Upvc double glazed window to rear, radiator.

En Suite

Obscure double glazed window to rear, shower cubicle, pedestal wash hand basin, low level w.c., radiator.

Bedroom Two

11' 10" max x 10' 10" max (3.61m max x 3.30m max)
Upvc double glazed window to rear, radiator.

Bedroom Three

7' 8" x 6' 4" (2.34m x 1.93m)
Upvc double glazed window to front, radiator.

Bathroom

Obscure double glazed window to front, panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., radiator, tiled floor.

Outside

The rear garden is laid to patio, all enclosed by fencing. Gate providing side access.

The property benefits from Car Port parking.

Agents Note

There are site fees payable for this property of £140 per annum to Trinity Estates.



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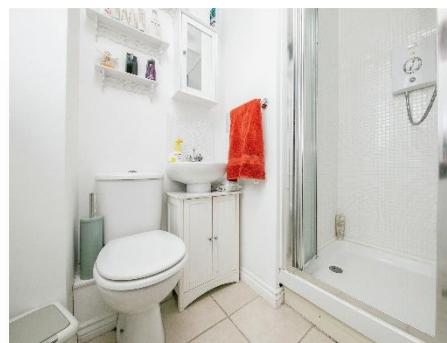
- Link Detached Family Home
- Kitchen/Diner & Lounge
- Three Bedrooms
- Cloakroom, En Suite & Bathroom
- Enclosed Rear Garden
- Car Port Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£325,000



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Property Ref:
CCS121180 - 0002



Please note the marker reflects the
postcode not the actual property

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