



**Longridge, COLCHESTER, CO4 3FD**



**welcome to**

## **Longridge, COLCHESTER**

This exceptional DETACHED HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT and provides AMPLE FAMILY ACOMMODATION. Situated in a SOUGHT-AFTER location on the popular LONGRIDGE ESTATE the property is ideal for LOCAL SCHOOLS, various amenities, BUS ROUTES and the A12/A120. Viewing is highly recommended.



### Entrance

The property is entered via the front door with obscure double glazed inset leading to:

### Entrance Hall

Built-in under-stairs cupboard, built-in cupboard, tiled flooring, stairs rising to the first floor and doors leading to;

### Cloakroom

Obscure double glazed window to the front aspect, low level WC, corner sink with mixer tap, tiled splashbacks, radiator and tiled flooring.

### Kitchen

12' 8" x 7' 2" ( 3.86m x 2.18m )

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of high-gloss wall and floor mounted matching cupboards and drawers, electric cooker point, plumbing for a washing machine and dishwasher, space for a tumble dryer, wall-mounted Worcester boiler, radiator and tiled flooring.

### Living Room

16' 10" x 11' 4" max ( 5.13m x 3.45m max )

Double glazed window to the front aspect, electric fireplace feature, radiator, vertical designer radiator and double glazed French doors leading to:

### Conservatory

13' 10" x 8' ( 4.22m x 2.44m )

Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects, radiator and laminate flooring.

### First Floor Landing

Double glazed window to the front aspect and doors leading to;

### Bedroom One

14' x 7' 8" ( 4.27m x 2.34m )

Double glazed window to the front aspect and a radiator.

### Bedroom Two

10' 10" into wardrobes x 9' 2" max ( 3.30m into wardrobes x 2.79m max )

Double glazed window to the rear aspect, built-in wardrobes with mirror fronted sliding doors and a radiator.

### Bedroom Three

10' 4" x 7' 8" ( 3.15m x 2.34m )

Double glazed window to the rear aspect and a radiator.

### Family Bathroom

Obscure double glazed window to the front aspect, access to the loft (part boarded with a loft ladder), P-shaped bath with adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, shaver point, chrome heated towel rail, built-in cupboard and tiled walls.

### Rear Garden

The rear garden is mainly laid to lawn with a block paved patio, external tap and further access via the front gate and side path.

### Outbuilding / Office

Timber constructed with double glazed French doors to the front and power/lighting connected, fully insulated.

### Garage

16' 10" x 8' ( 5.13m x 2.44m )

Up and over door to the front, part obscure double glazed door to the rear with power and lighting connected.

### Driveway

The driveway provides off road parking for a number of vehicles and can be reached via the shared access drive.

### Agents Note

Fitted blinds throughout the property to remain.



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## Longridge, COLCHESTER

- Three Bedrooms
- Detached Family House
- Stylish High-Gloss Kitchen
- Conservatory
- Attractive Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109318 - 0007

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