



Lancaster Approach, Colchester, CO4 9AF

welcome to

Lancaster Approach, Colchester

This fantastic SEMI-DETACHED HOUSE is BEAUTIFULLY PRESENTED making the PERFECT HOME FOR GROWING FAMILIES. Situated on this SOUGHT-AFTER DEVELOPMENT built in 2016 the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120. An early viewing is highly recommended.



Entrance

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

Hallway

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

Living Room

16' 6" x 10' 8" (5.03m x 3.25m)

Double glazed window to the front aspect, radiator and laminate flooring.

Cloakroom

Low level WC, wash hand basin with mixer tap, tiled splashbacks, radiator extractor fan and tiled flooring.

Kitchen / Dining Room

17' 8" x 10' max (5.38m x 3.05m max)

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers (housing the Potterton boiler), integral washing machine and dishwasher, built-in electric oven with four-ring gas hob and cooker hood over, radiator and laminate flooring.

First Floor Landing

Access to the loft, built-in cupboard and doors leading to;

Bedroom One

10' 10" x 10' (3.30m x 3.05m)

Double glazed window to the front aspect, radiator and a door leading to:

En-Suite Shower Room

Shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, radiator, extractor fan, part tiled walls and tiled flooring.

Bedroom Two

11' 4" x 9' plus recess (3.45m x 2.74m plus recess)

Double glazed window to the rear aspect and a radiator.

Bedroom Three

8' 6" x 7' 10" (2.59m x 2.39m)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and adjustable shower head, wash hand basin with mixer tap, low level WC, radiator, extractor fan, part tiled walls and tiled flooring.

Rear Garden

The rear garden is partly paved and partly laid to lawn with flower beds to the rear, a seating area with a pergola to the side, an external tap and external lighting.

Garage

23' x 9' 10" (7.01m x 3.00m)

Up-and-over door to the front, door to the side (for access via the rear garden), part boarded loft storage area and power/lighting connected.

Parking

There is a driveway to the side of the property proving further off road parking.



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welcome to

Lancaster Approach, Colchester

- Three Bedrooms
- Semi-Detached Family House
- Stylish Kitchen/Dining Room
- En-Suite to the Master Bedroom
- Bathroom and Cloakroom

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

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109631 - 0005

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