

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.





## 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







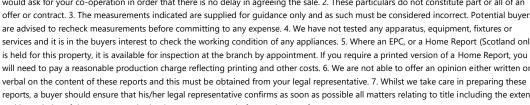
Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109631



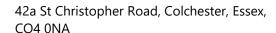
Property Ref: CSJ109631 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





william h brown

ColchesterStJohns@williamhbrown.co.uk





01206 843464

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.