



**3 bedroom
Detached
Bungalow
located in
Fordham
Heath.**

Guide Price
£475,000 - £500,000

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JOHN ALEXANDER
ESTATE AGENTS

Wood Lane Fordham Heath Colchester CO3 9TR

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £475,000 TO £500,000

Situated in the sought-after village of Fordham Heath, this charming double-fronted bungalow is set on a generously sized plot. It skilfully combines timeless character with modern design, featuring three well-proportioned bedrooms and inviting living spaces. This home offers a perfect blend of comfort and style in a picturesque setting.

STEP INSIDE

As you step inside, you are greeted by a charming hall that leads seamlessly into a generously proportioned sitting room, measuring 4.99m x 3.59m (16'4" x 11'9"). Here, natural light floods the space through an expansive front-facing bay window, creating a bright ambiance that enhances the room's welcoming character.

The heart of the home is undoubtedly the newly modernised kitchen, which spans 3.61m x 3.59m (11'10" x 11'9"). This culinary haven is equipped with ample space for both cooking and dining, making it an ideal setting for entertaining family and friends. The kitchen effortlessly flows into a delightful garden room, measuring 3.42m x 2.15m (11'3" x 7'1"), which is drenched in light providing convenient access to the outdoors.

On the ground floor, three well-sized bedrooms are thoughtfully arranged, offering versatility to accommodate varying lifestyles and preferences. The first bedroom, measuring 4.08m x 3.59m (13'5" x 11'9"), is notably spacious and situated at the forefront of the house, ensuring a serene sleeping environment. The second bedroom, 3.58m x 3.03m (11'9" x 9'11"), and the third bedroom, 2.71m x 2.18m (8'11" x 7'2"), are well-appointed as well.

Catering to practical living, the home's layout is further enhanced by a family bathroom, a separate cloakroom, and two built-in storage cupboards. These features contribute to the overall convenience and practicality of this thoughtfully designed residence.

STEP OUTSIDE

The property boasts a generous driveway that offers ample off-road parking, along with the added convenience of an EV charger.

The mature gardens are a highlight of this home, showcasing well-established planting and a beautiful mix of open lawns and private nooks. The grounds present an excellent opportunity for gardening enthusiasts. Additionally, a newly installed decking area complements the expansive lawn, creating the perfect setting for outdoor relaxation and entertaining.



3



1



2



E



TBC



THE LOCATION

Wood Lane in Fordham Heath is a serene residential area surrounded by picturesque countryside and mature trees. It offers a peaceful atmosphere while providing easy access to local amenities, such as shops and cafes. The nearest school, Fordham Heath Primary School, is just a short distance away, making it ideal for families. Additionally, Colchester city centre is approximately 5 miles away, ensuring convenient access to a wider range of services and attractions while maintaining the charm of a close-knit community.



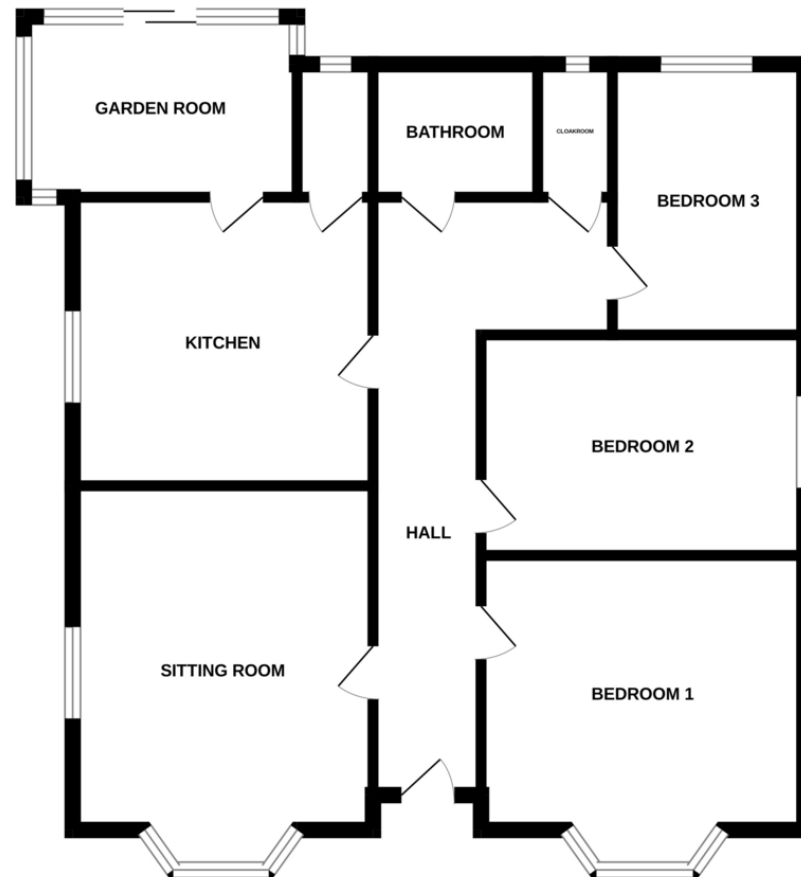


Wood Lane, Fordham Heath, Colchester, CO3 9TR



FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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