



**2 bedroom  
Semi-Detached  
Bungalow  
located in  
Langenhoe.**

Guide Price  
**£350,000 - £360,000**

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# Mulberry Gardens

## Langenhoe

### Colchester

#### CO5 7AZ

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £350,000 to £360,000\*\*\*

Located in the peaceful village of Langenhoe, just a short drive from Colchester, Mulberry Gardens is a beautifully renovated two-bedroom semi-detached bungalow offering modern comfort and style. Finished to a high standard throughout, the property features a brand-new Worcester boiler with a 10-year guarantee, a contemporary kitchen, a stylish shower room, and a bright lounge. Ideal for those seeking a quiet, well-connected location with easy access to local amenities and countryside walks.

### STEP INSIDE

The entrance hall welcomes you with wood-effect flooring and provides access to the loft and a cupboard housing the gas boiler.

The lounge (13'8" x 10'2") is decorated in a neutral palette with matching carpets and benefits from French doors leading to a lovely patio area in the garden.

Bedroom one (13'8" x 10'0") includes a fitted wardrobe and dressing table, continuing the natural colour scheme, while bedroom two (9'0" x 9'5") is bright and versatile.

The stylish shower room is partly tiled and features a corner shower, a large sink unit, and a WC.

The modern kitchen (10'8" x 9'0") is fitted with sleek high-gloss white units, an integrated oven and hob with extractor fan, and space for a fridge/freezer and washing machine, combining practicality with contemporary design. This turnkey home offers comfort, style, and quality.

### STEP OUTSIDE

Externally, the property is equally impressive, offering a driveway leading to a detached garage situated to the side, complete with an up-and-over door, electricity, and lighting, alongside convenient side access to the rear. The front garden is designed for low maintenance, thoughtfully adorned with grey shingle and attractive plant pots, creating a welcoming approach.

The rear garden is a delightful oasis, mainly laid to lawn, featuring a charming patio area perfect for al-fresco dining, complemented by established flower beds and shrubs, and includes a shed that will remain. Practical additions such as an outside tap and LED spotlights enhance the functionality and ambiance, all securely enclosed with fence panels, ensuring privacy and an ideal space for relaxation and entertaining.

### THE LOCATION

Mulberry Gardens is nestled within the charming village of Langenhoe, offering a desirable blend of peaceful rural living with convenient access to a range of amenities. Situated just a short drive from the historic city of Colchester, this location perfectly balances a tranquil community atmosphere with the practicality of nearby urban and natural attractions.



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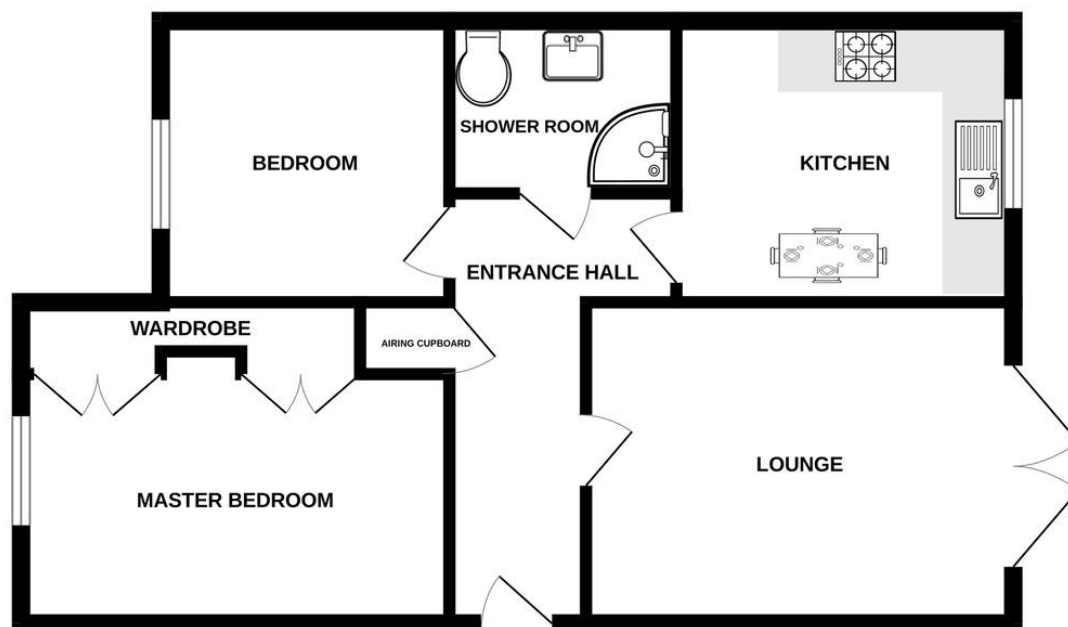
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## FLOORPLAN

### 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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## DIRECTIONS

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