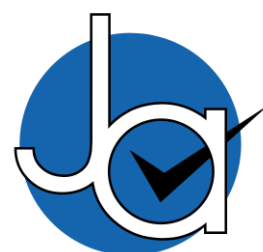




4 Bedroom Detached House located in Colchester.

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1 Ladell Close Colchester CO3 9XT



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Guide Price £450,000

***GUIDE PRICE

£450,000 TO £475,000***

Situated in a sought-after residential area to the west of Colchester, this well-presented and spacious four/five-bedroom family home offers flexible accommodation ideal for modern living. The property features a generous lounge, separate dining room, well-equipped kitchen, versatile fifth bedroom/reception room with en suite, and a stylish family bathroom. The master bedroom benefits from its own en

FULL DESCRIPTION

OVERVIEW

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Situated in a sought-after residential area to the west of Colchester, this well-presented and spacious four/five-bedroom family home offers flexible accommodation ideal for modern living. The property features a generous lounge, separate dining room, well-equipped kitchen, versatile fifth bedroom/reception room with en suite, and a stylish family bathroom. The master bedroom benefits from its own en suite, With driveway parking and easy access to local schools, amenities, and transport links, this home is perfectly positioned for family life.

STEP INSIDE

Upon entering via the porch, you are welcomed into a bright entrance hall with an oak staircase and glass balustrade, setting the tone for the home's contemporary style. The cloakroom features a modern two-piece suite.

The lounge is a substantial reception space, enhanced by a feature fireplace and dual access to the dining room, which benefits from engineered oak flooring and sliding doors leading outside-ideal for family gatherings or entertaining.

The kitchen is well-appointed with a range of base and eye-level units, quality work surfaces, a Rangemaster gas cooker, and space for multiple appliances. A door leads directly to the rear garden.

A highly versatile fifth bedroom/reception room is also located on the ground floor, complete with its own en suite shower room, offering excellent potential for guest accommodation or multi-generational living.

The landing gives access to the loft space, accessed via a drop-down ladder, the loft is part-boarded and houses two water tanks, providing additional storage options.

The principal bedroom includes built-in storage and a modern en-suite shower room with a rainfall shower.

Bedroom two is a generous double overlooking the rear garden, while bedroom three and bedroom four offer further flexibility for family, guests, or home office use.

The family bathroom is fitted with a four-piece suite, including a panel-enclosed bath, separate shower cubicle, pedestal wash hand basin, and low-level WC.

THE DIMENSIONS

Entrance Porch 5' 1" x 4' 1" (1.55m x 1.24m)

Entrance Hall

Cloakroom

Lounge 23' 1" x 10' 1" (7.04m x 3.07m)

Dining Room 15' x 8' 1" (4.57m x 2.46m)

Kitchen 11' 1" max x 10' 1" max (3.38m max x 3.07m max)

Bedroom Five / Reception Room 13' max x 8' max (3.96m max x 2.44m max)

En-Suite

Landing

Bedroom One 13' 1" max x 10' 1" max (3.99m max x 3.07m max)

En-Suite

Bedroom Two 12' x 10' 1" (3.66m x 3.07m)



Bedroom Three 12' 1" max x 8' (3.68m max x 2.44m)
 Bedroom Four 9' 1" x 6' 1" (2.77m x 1.85m)
 Family Bathroom

STEP OUTSIDE

The property is approached via an attractive imprinted concrete driveway, providing ample off-road parking and giving access to the gated side entrance. To the rear, the well-presented south-facing garden offers a delightful space for relaxation and entertaining, featuring a neatly laid lawn, imprinted concrete patio, and a raised decking area-perfect for outdoor dining. Established flower and shrub borders add colour and interest throughout the seasons, while the garden is enclosed by a combination of wall and fencing for privacy. Two useful storage sheds are to remain.

THE LOCATION

Ladell Close is a quiet cul-de-sac situated in a desirable area to the west of Colchester, offering a peaceful setting within easy reach of excellent local amenities. The property is well-placed for highly regarded schools, local shops, and supermarkets, as well as convenient access to Colchester's vibrant city centre with its array of restaurants, cafes, and leisure facilities. The A12 and Colchester North station are both easily accessible, providing strong transport links for commuters.

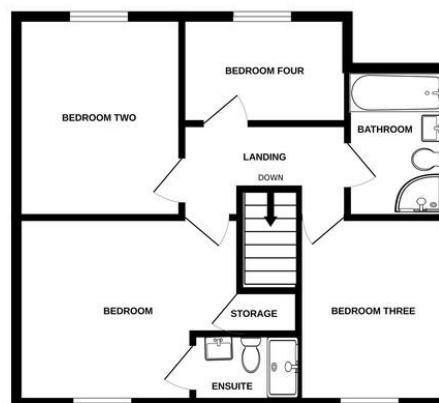


FLOORPLAN

GROUND FLOOR



1ST FLOOR



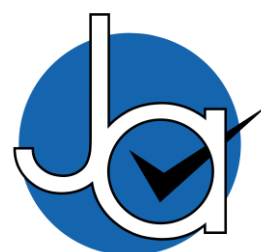
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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