



Longridge, Colchester

****Chain Free**** Discreetly positioned just moments from the city centre and the University of Essex, this impressive detached residence offers balanced accommodation with generous proportions and refined living spaces, perfectly tailored for modern family life.

Guide price £450,000

Longridge

Colchester, CO4



- Detached home
- Double garage
- Quiet development
- 4 bedrooms
- Utility room
- Multiple off street parking
- 3 bathrooms
- Multiple solar panels
- Chain Free

The Property

The entrance to this home is both light and welcoming and provides ample storage and an immediate sense of space. To the right, the lounge has dual aspect lighting and centred around a characterful brick fireplace. Double doors lead effortlessly into the sun-drenched conservatory which enjoys views over the garden creating a seamless connection between indoor and outdoor living. A separate formal dining room offers an ideal setting for both everyday family dining or an alternate reception room. The thoughtfully designed kitchen is finished with contemporary fitted units and integrated appliances, including a gas hob, electric oven with combination microwave, fridge/freezer and dishwasher. A breakfast bar provides an informal dining option, while a door leads to the utility room for laundry appliances and direct access to the double garage and the garden.

The first floor continues the sense of space, with a generous landing leading to four well-appointed bedrooms. The principal suite benefits from built-in wardrobes and an ensuite shower room, while the remaining bedrooms are served by a sufficient family bathroom.

The Outside

The rear garden has been carefully landscaped to create a private and versatile outdoor space. An expansive patio provides the perfect setting for alfresco dining and summer entertaining, flowing onto a lawn. To the front, a substantial driveway offers off-road parking for multiple vehicles, complemented by a double garage.

The Area

Ideally located for both convenience and connectivity, the property enjoys easy access to the city centre, the University of Essex and local shopping facilities. Hythe railway station offers direct services to London Liverpool Street, while the A12 ensures excellent road links. Colchester General Hospital, well-regarded schools and a full range of amenities are all within close proximity.

Further Information

Tenure - Freehold

Seller's Position - Chain Free

Construction - Brick

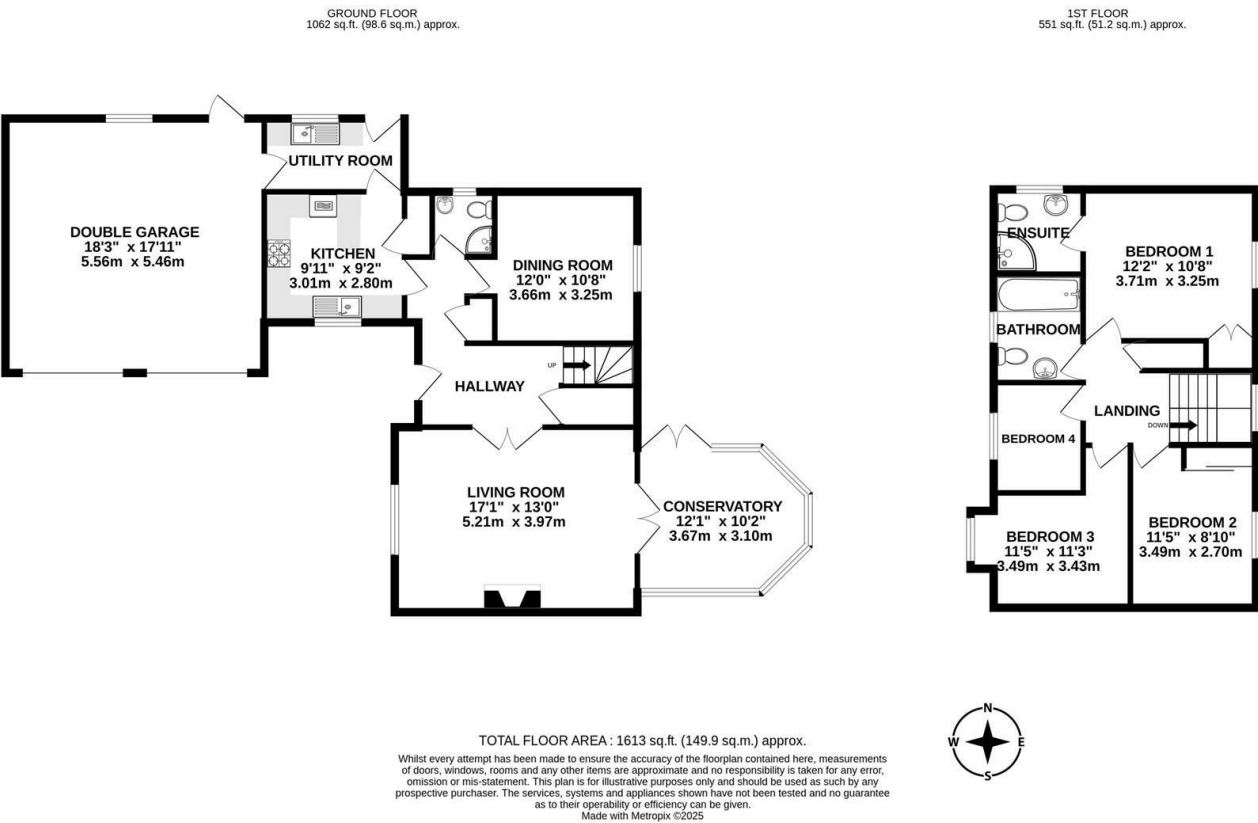
Council Tax - Colchester Band E

Mains Electric, Gas, Water and Sewerage

Solar panels



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A		100+	100+	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	