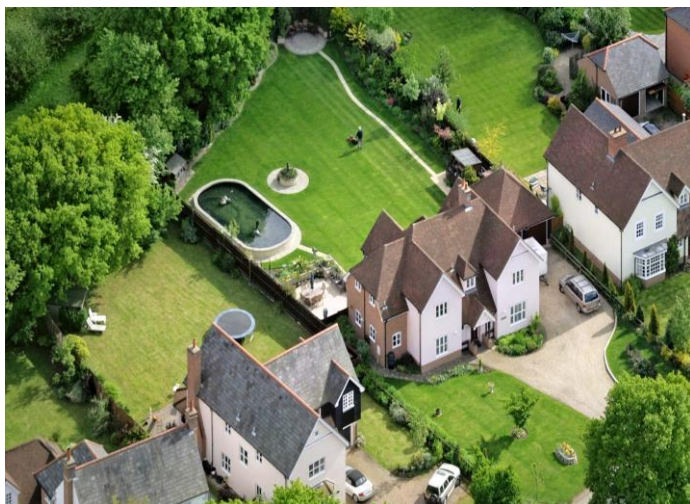


Perry Lane
LANGHAM
CO4 5PH

Offers in Excess of £880,000

Town & Country
residential sales and lettings





- Standing in just under .5 Acres sts
- Five Bedroom Two En-suites
- Lift to First Floor Suitable for Wheelchair
- Three Reception Rooms
- Kitchen/Breakfast Room with Utility Room
- Double Glazed and Oil Fired Central Heating
- Double Garage
- Large Pond
- Close Access to Colchester City Centre
- Offered Chain Free

An individual detached residence occupying approximately just under a half acre plot of secluded boundaries, lawns. sts.

The property offers impressive reception hall, lounge, family room, dining room with lift still under warranty. Kitchen/breakfast room, utility room.

On the first floor the principal bedroom has four piece bathroom and dressing room with a good range of fitted wardrobes.

The second bedroom also has an En-suite shower room. There are three further bedrooms served by a four piece family bathroom.

There is Oil fired central heating and double glazing. Outside there is ample parking for numerous vehicles. There is a double garage.

Langham is a small village located six miles north of Colchester City, with its comprehensive shopping and schooling, Colchester Park and Ride is close by giving access to Colchester North Station with fast links to London Liverpool Street.

Langham also has a village school. With great road links via the A12 to the M25 and A14. Internal viewing is strongly advised.



The accommodation with approximate room sizes are as follows:

RECEPTION HALL

18' 0" x 12' 4" (5.48m x 3.76m)

Stairs raising to first floor landing, coved and smooth plastered ceiling, radiator. Built in coat cupboard, double opening display cabinet. Double glazed window to front aspect.

LOUNGE

29' 8" x 15' 6" in to Bay (9.04m x 4.72m)

A max measurement in to square bay to side, the main focal point is a fire surround with inset electric fire, smooth and coved ceiling, double glazed windows on three aspects, double opening French doors to rear patio. Three radiators. Agents Note: there is potential to create a Study if required to the front of the Lounge providing access from the display cabinet in the Reception Hall.

DINING ROOM

12' 4" x 11' 8" (3.76m x 3.55m)

This room houses a lift suitable for wheelchair to the first floor, which we understand still has about 5 years warranty which is transferable. Three double wall light points, radiator, coved and smooth plastered ceiling, double glazed window to front aspect.

FAMILY ROOM

12' 5" x 12' 4" (3.78m x 3.76m)

Large display floor to ceiling cabinet, coved and smooth plastered ceiling, two radiators. Double glazed windows to rear aspect, French doors to rear patio.

KITCHEN/BREAKFAST ROOM

20' 0" x 16' 3" (6.09m x 4.95m)

Complimented with fully tiled walls and floor, comprising range of bevelled edge working surfaces, with cupboards and drawers under. Inset Halogen four ring hob and double oven, concealed recess space for microwave above oven, range of eye level storage cupboards extending to pelmet. Smooth plastered ceiling, radiator, double glazed windows to rear and side, casement door to rear patio.



UTILITY ROOM

8' 5" x 7' 0" (2.56m x 2.13m)

Single drainer sink unit inset into working surfaces with cupboards. Floor standing Oil fired boiler supplying radiator heating and domestic hot water, radiator. Double glazed windows to front and side aspects, smooth plastered ceiling, tiled walls and floor. Space and plumbing for washing machine and space for tumble dryer.

CLOAKROOM

Comprising Low level WC and vanity wash hand basin. Radiator, double glazed window to front, tiled walls, smooth plastered ceiling.

GALLERIED FIRST FLOOR LANDING

Built in airing cupboard housing immersion heater, further storage cupboard. Coved and smooth plastered ceiling.

PRINCIPAL SUITE

16' 5" x 12' 1" (5.00m x 3.68m)

Range of one double and one single wardrobe cupboard, dressing table unit with display shelves and matching drawer units. Double glazed window to rear aspect, radiator, smooth plastered and coved ceiling door to:

DRESSING ROOM

7' 1" x 3' 4" (2.16m x 1.02m)

Two double wardrobe cupboards, double glazed window to side aspect, radiator, door to:

EN-SUITE FOUR PIECE BATHROOM

10' 2" x 7' 11" (3.10m x 2.41m)

Comprising double walk in shower cubicle, panelled bath with mixer tap and shower head, low level WC, pedestal wash hand basin. Fully tiled walls, smooth plastered ceiling with inset spot lights, double glazed window to side aspect. Electric shaver point.

BEDROOM TWO

12' 6" x 11' 2" (3.81m x 3.40m)

Double wardrobe cupboard, double glazed window to rear aspect, radiator, smooth plastered and coved ceiling, door to:

EN-SUITE TO BEDROOM TWO

5' 8" x 4' 9" (1.73m x 1.45m)

Enclosed double walk-in shower cubicle, low level WC and pedestal sink. Fully tiled walls, smooth plastered ceiling with inset spot lights, radiator, double glazed window to side aspect. Electric shaver point.

BEDROOM THREE

13' 0" x 12' 1" (3.96m x 3.68m)

Double glazed window to front aspect, one double and one single built in wardrobe cupboard, radiator. Lift access from the ground floor, smooth and coved ceiling.

BEDROOM FOUR

11' 9" x 10' 5" (3.58m x 3.17m)

Double wardrobe cupboard, double glazed window to front aspect, radiator, smooth plastered and coved ceiling.

BEDROOM FIVE

12' 4" x 9' 7" (3.76m x 2.92m)

Double wardrobe cupboard, built in dressing table with mirror, radiator, adjacent bedside units. Double glazed window to rear aspect, smooth plastered and coved ceiling.

FAMILY BATHROOM

9' 0" x 6' 2" (2.74m x 1.88m)

Shower cubicle, low level WC, pedestal wash hand basin and panelled bath. Double glazed window to front aspect, fully tiled walls, radiator, smooth plastered ceiling, electric shaver point.

EXTERIOR

FRONT

Laid to lawns with mature shrubs and rose beds, sweeping gravel driveway providing ample parking for several vehicles.

REAR

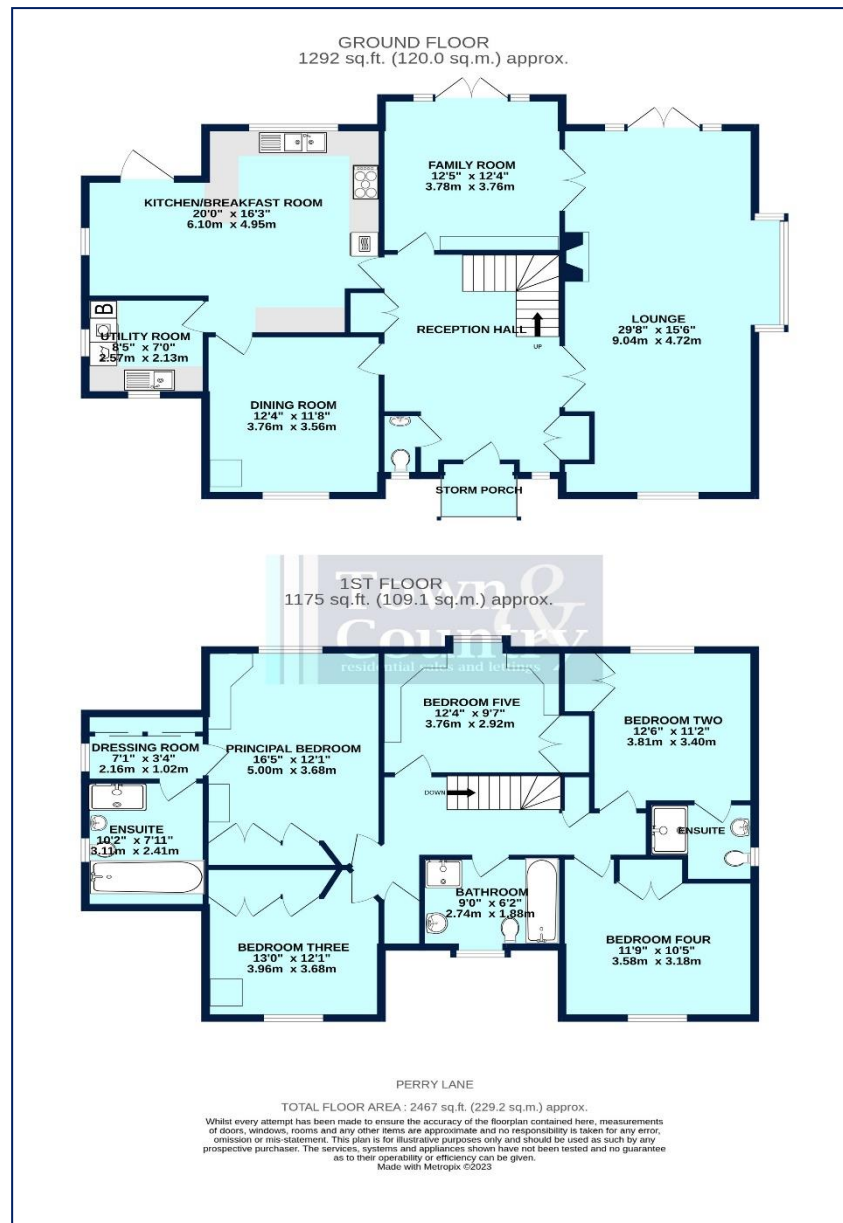
As previously mentioned, the total plot is just under .5 of an Acre. Commencing with a patio which runs along to rear of the garden and provides access to both sides of the property. There is a further round patio seating area with raised borders. The majority of the rear garden is lawned, with mature borders and hedging. A large raised pond with circulation pump. Raised circular flower bed. There is a concealed oil storage tank to the rear of the garage.

DOUBLE GARAGE

20' 0" x 19' 0" (6.09m x 5.79m)

Twin up and over doors of different sizes depending on size of vehicle ample light and power points. Tiled floor, personal door to the rear garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied