

oakheart



£450,000

Guide Price

Fulmar Close, Colchester

GUIDE PRICE: £450,000 - £475,000.

Situated within the highly sought-after Longridge development in North Colchester, this spacious and beautifully maintained four-bedroom detached family home offers generous living accommodation, excellent versatility and a superb setting for modern family life. Positioned within a quiet cul-de-sac on Fulmar Close, the property enjoys convenient access to highly regarded schooling, local amenities, the A12, Colchester North Station and the Northern Gateway leisure district.

The accommodation begins with a welcoming entrance hall and ground floor cloakroom. To the front of the home, a bright and spacious bay-fronted living room provides the perfect space to relax, while to the rear, a separate dining room flows seamlessly into a delightful conservatory/sunroom overlooking the garden, creating an ideal layout for entertaining and family gatherings alike.

The well-appointed kitchen/breakfast room offers an abundance of worktop space and storage, perfectly suited to day-to-day family living, with direct side access to the garden adding further practicality.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while two further double bedrooms also feature built-in storage. A fourth bedroom provides flexibility as a nursery, home office or guest room, all complemented by a modern family bathroom.

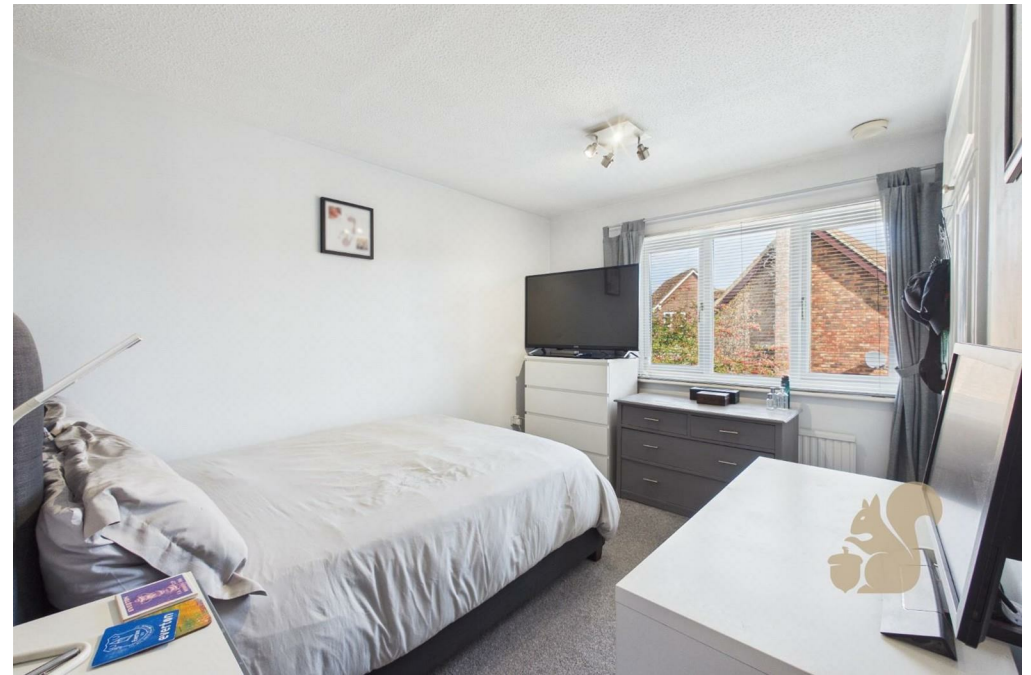
Externally, the property boasts a well-maintained and enclosed rear garden, predominantly laid to lawn with a patio seating area ideal for outdoor dining and summer entertaining. An additional strip of land enhances the outdoor space further, while a personal door leads directly into the double garage. To the front, ample off-road parking is provided via a generous driveway leading to the double garage with twin up-and-over doors.







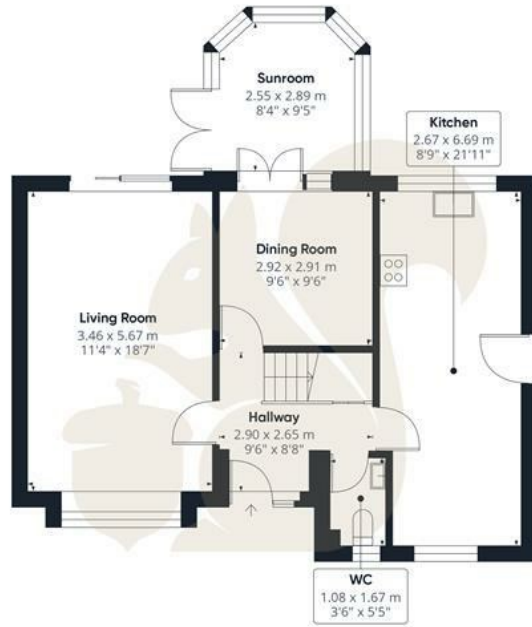












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Main building GLA<sup>(1)</sup>**

125.08 m<sup>2</sup>  
1346.35 ft<sup>2</sup>

**Main building total**

125.08 m<sup>2</sup>  
1346.35 ft<sup>2</sup>

**Building 2 total**

30.07 m<sup>2</sup>  
323.66 ft<sup>2</sup>

(1) Finished, above grade

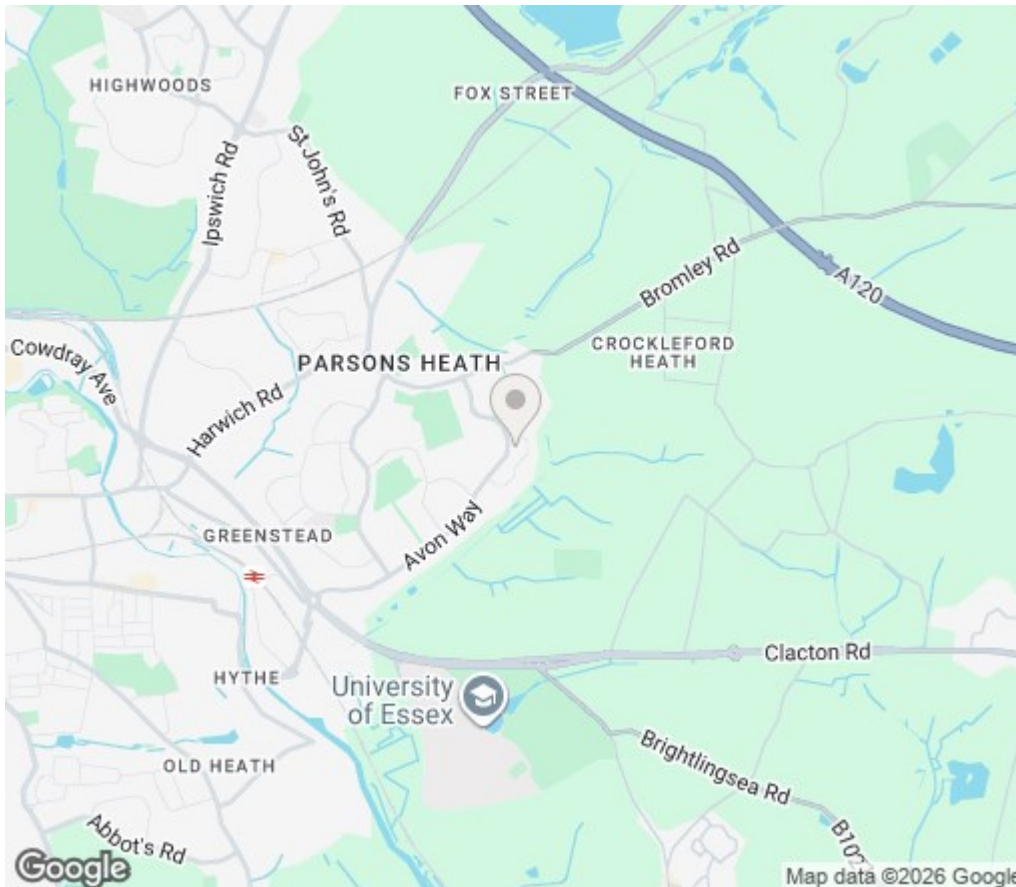
Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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