



Ladbrook Drive, Colchester, CO2 8RW

welcome to

Ladbrook Drive, Colchester

This beautifully presented home is situated in a cul-de-sac position on the south side of Colchester, around 1.2 miles from the train station and city centre. The property is situated close to the Community Centre, with local amenities and lovely green spaces & walks within easy reach.



Early viewing is essential to fully appreciate this beautifully presented home situated in a quiet position on the outskirts of Colchester within close proximity of Middlewick Ranges wildlife site.

Ground floor accommodation comprises entrance hall, modern kitchen and lounge/diner with doors onto the garden. The first floor offers three bedrooms and a modern family bathroom. Externally there is driveway parking for several cars and low maintenance rear garden with seating areas, lodge/summer house and Jacuzzi/hot tub (may be available subject to negotiation). There is also an electric car charger.

Entrance Door To:

Entrance Hall

Laminate wood flooring, stairs to first floor with under stairs storage, radiator, ceiling spotlights, small study space, upvc double glazed window to front.

Kitchen

10' 10" max x 7' 9" max (3.30m max x 2.36m max)
Range of modern matching white gloss finish base and eye level units, quartz granite work surfaces, inset quartz granite sink and drainer unit with mixer tap, integrated oven and hob with splashback and extractor hood over, integrated dishwasher and washing machine, ceiling spotlights, laminate wood flooring, upvc double glazed window to front.

Lounge / Diner

16' 8" max x 13' 7" (5.08m max x 4.14m)
Upvc double glazed window to side, upvc double glazed doors to rear, laminate wood flooring, feature media wall with inset storage recesses, wall mounted electric fire, radiator.

First Floor Accommodation

Landing

With doors to:

Bedroom One

11' to wardrobe x 10' 2" (3.35m to wardrobe x 3.10m)
Upvc double glazed window to front, radiator, built-in wardrobe, carpet.

Bedroom Two

10' max x 7' 2" max (3.05m max x 2.18m max)
Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

8' 11" min + door recess x 7' 2" min + door recess (2.72m min + door recess x 2.18m min + door recess)
Upvc double glazed window to rear, radiator, carpet.

Family Bathroom

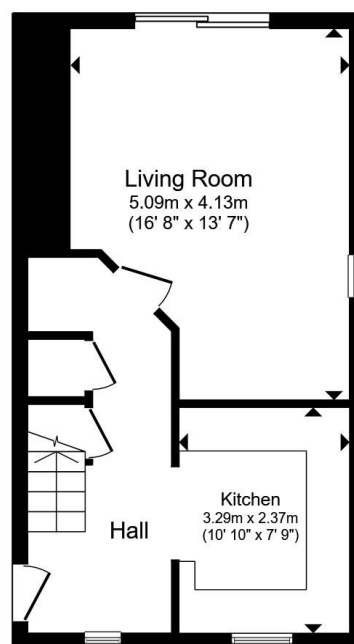
Modern white suite comprising P-shaped Jacuzzi bath with shower over and screen, concealed cistern w.c. and wash hand basin set into vanity unit, tiled walls and floor, heated towel rail, two double glazed windows to side.

Outside

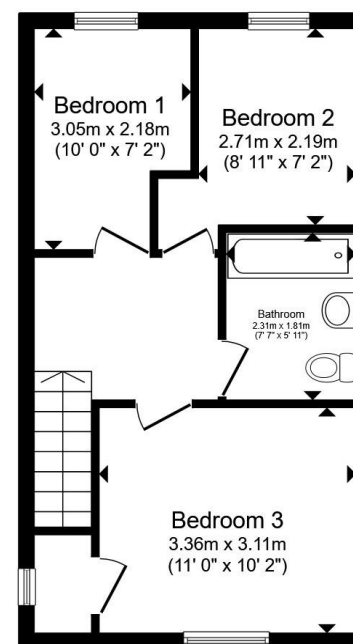
There is a paved driveway to the front providing off road parking for several cars. Double gates to further paved area and leading to rear garden.

There is a low maintenance and well maintained rear garden which comprises of paved seating areas, artificial lawned section, Jacuzzi/hot tub (available subject to negotiation) and useful lodge/summer house. The garden is fully enclosed by high panel fencing providing a tranquil retreat for relaxing and entertaining.

The property benefits from an electric car charging point.



Ground Floor



First Floor

Total floor area 74.5 m² (802 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Ladbrook Drive, Colchester

- Spacious Living Accommodation
- Modern Kitchen & Bathroom
- Three Bedrooms
- Ample Parking
- Enclosed Rear Garden
- Garden Lodge/Summer House
- Hybrid Heat Source Pump Heating System

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS119411 - 0005

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