

oakheart



£450,000

Guide Price

Fulmar Close, Colchester

GUIDE PRICE: £450,000 - £475,000.

Located on Fulmar Close within the popular Longridge area of Colchester, this well-presented four bedroom, two bathroom detached family home offers generous and versatile living space throughout. The property is ideally positioned for convenient access to local primary and secondary schools, a range of amenities, and excellent transport links.

The accommodation begins with a welcoming entrance hall, complete with a convenient downstairs WC. To the left, a spacious living room is enhanced by a bay window, creating a bright and comfortable setting. To the rear, a separate dining room provides an ideal space for entertaining, with doors leading through to a conservatory/sunroom. This additional reception area enjoys views over the garden and features patio doors opening directly onto the outdoor space.

Positioned to the right of the property is a well-proportioned kitchen/dining area, offering an abundance of worktop and cupboard space, making it both practical and functional for family living. A side door provides easy access to the garden.

Upstairs, the first floor comprises a central landing leading to the principal bedroom, which benefits from built-in wardrobes and an en-suite shower room. There are two further double bedrooms, both with built-in storage, alongside a fourth single bedroom. A family bathroom completes the accommodation.

Externally, the property boasts a well-maintained and enclosed rear garden, mainly laid to lawn with a patio area ideal for outdoor dining, along with an additional strip of land providing additional outdoor space. A door from the garden offers direct access into the double garage. To the front, the property benefits from ample off-road parking in front of the double garage, which features up-and-over doors.

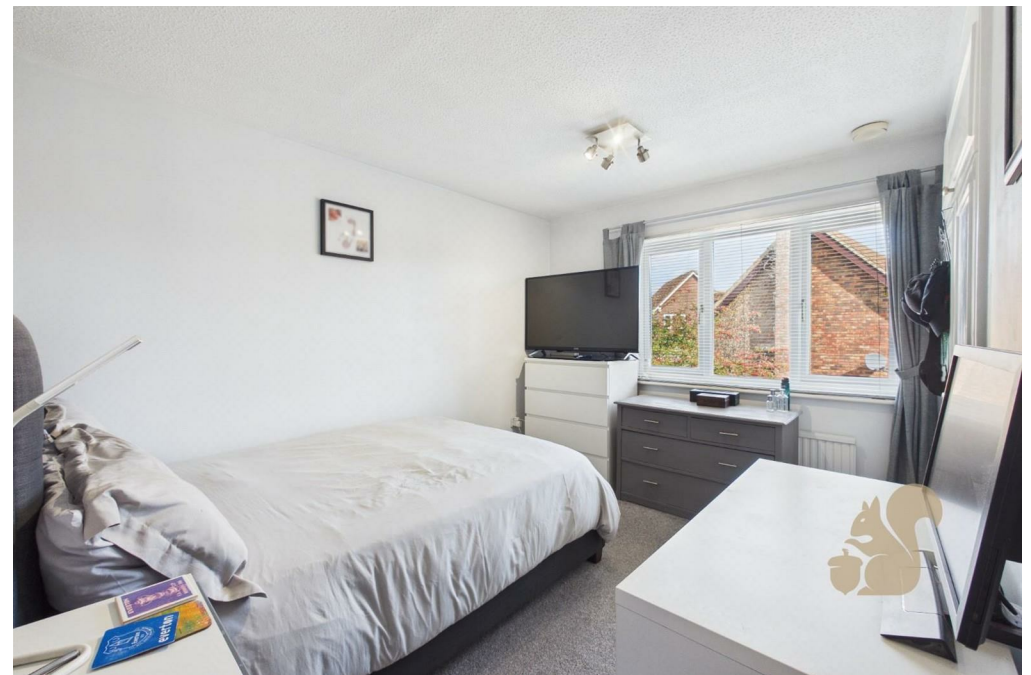
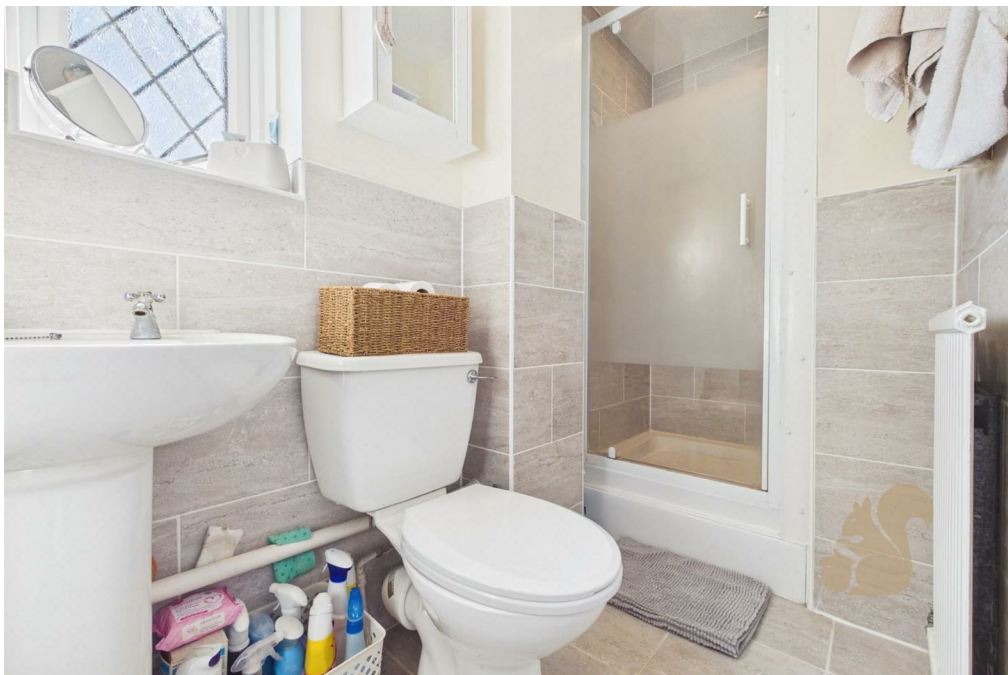
This attractive home offers excellent space both inside and out, making it an ideal choice for families seeking a well-located and comfortable property.







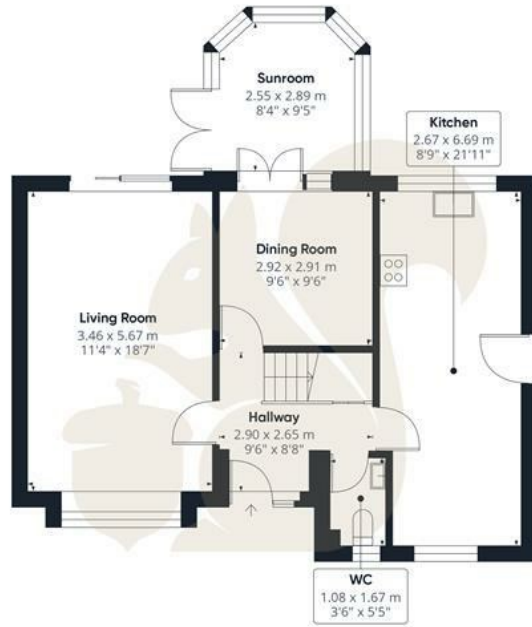












Ground Floor Building 1



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

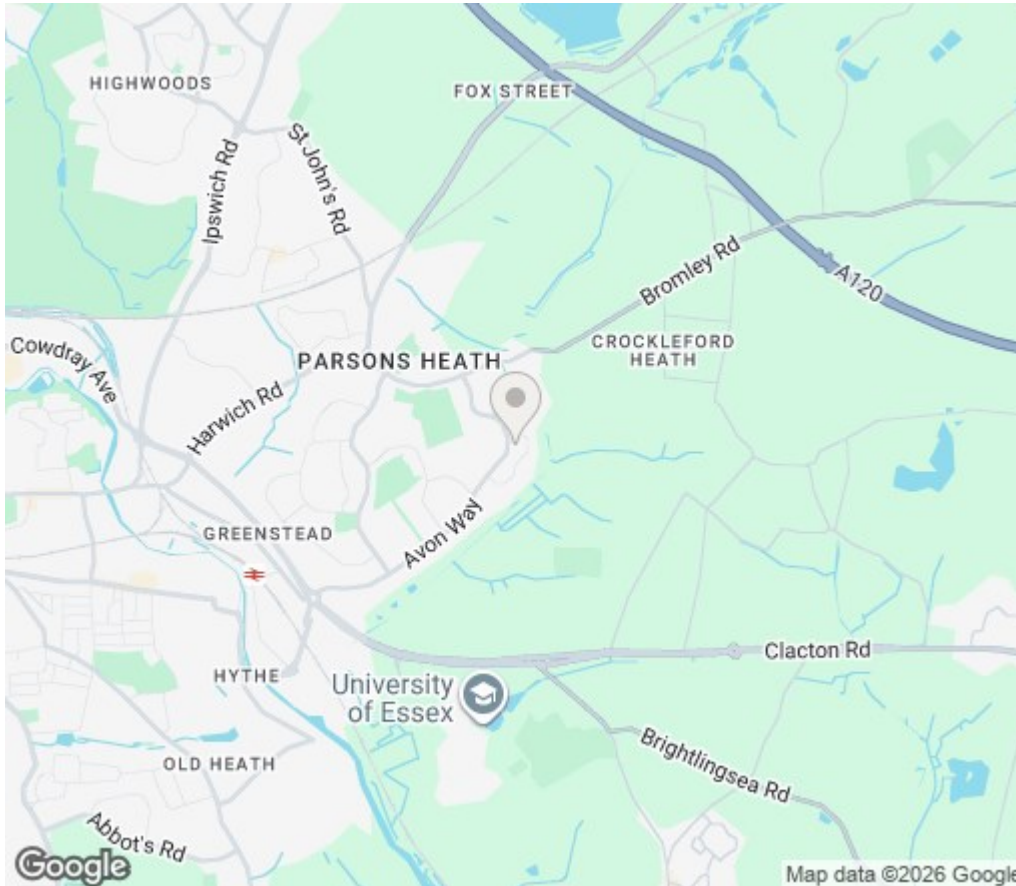
Ext. wall thickness assumed: 15.24  
cm/6 in

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<br>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.

# oakheart

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