



Fulmar Close, Colchester  
£400,000

## Fulmar Close, Colchester

Situated in a highly sought-after residential location, this well-presented four-bedroom detached home offers spacious and versatile accommodation, ideal for first-time buyers, couples, and growing families alike.

The property is entered via a welcoming hallway with a convenient cloakroom, leading through to a generous sitting room, perfect for relaxing and entertaining. The adjoining dining room enjoys sliding patio doors opening onto the attractive south-facing rear garden, creating an excellent indoor-outdoor flow.

The modern kitchen, installed approximately six years ago, is fitted with a range of contemporary units and incorporates an electric hob and double oven. A separate utility room provides additional storage space for fridge/freezer and plumbing for a washing machine, together with direct access to the garden.

The integral garage has been insulated and is currently utilised as versatile office space but could be used as a playroom, or hobby room, offering valuable additional living space to suit a variety of needs.

To the first floor, the principal bedroom benefits from a double-width built-in wardrobe and an en suite shower room. There are two further well-proportioned double bedrooms, one enjoying dual-aspect windows to the front and rear, together with a fourth bedroom featuring a built-in storage cupboard. The family bathroom is fitted with a modern suite including a 'P'-shaped bath with shower over.

Externally, the south-facing rear garden is predominantly laid to lawn with a patio seating area, making it ideal for outdoor dining and summer entertaining. The property also benefits from driveway parking, side access, useful garden storage sheds, double glazing throughout, and gas central heating.

An early viewing is highly recommended to fully appreciate the space, flexibility, and excellent location this family home has to offer.





- POPULAR LOCATION
- DETACHED FAMILY HOME
- DRIVEWAY PARKING
- TWO RECEPTIONS ROOMS
- SOUTH FACING REAR GARDEN
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- WELL PRESENTED

#### LOCATION

Longridge Park enjoys a convenient setting on the eastern side of Colchester, within easy reach of the city centre, local shops, supermarkets, and popular schools. The A12 and Colchester North station are both easily accessible, providing excellent commuter links to London and beyond. Nearby you'll also find parks, leisure facilities, and retail outlets, making it a practical and well-connected place to live.

#### Agents Notes -

Tenure - Freehold

Council Tax - Band E

Services Connected - Mains

Electric/Water/Drainage/Gas

Heating :- Gas boiler via radiators

Telephone & Broadband - O2 - 77 %,

THREE - 84% - EE - 82%. VODAFONE

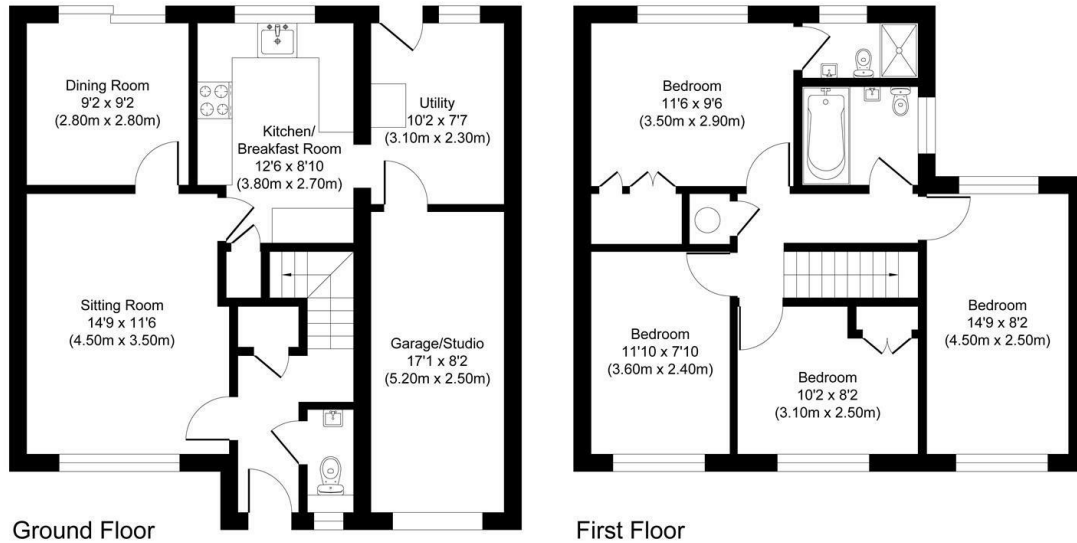
- 78%. Ultrafast broadband

available. (source Ofcom)

## Floor Plan

Approximate Gross Internal Area  
Main House 1270 sq ft (117.9 sq m)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



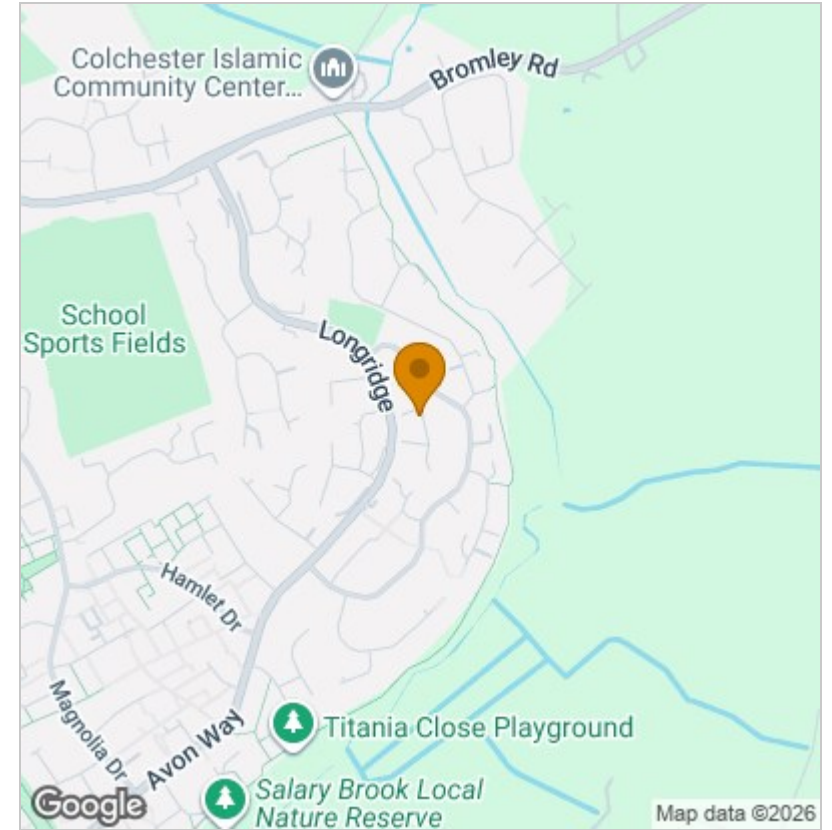
## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

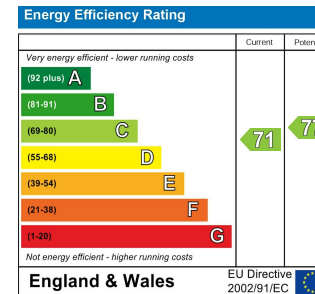
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## Area Map



## Energy Efficiency Graph



Council Tax Band - E

Tenure - Freehold