



Woodpecker Close, Colchester, CO4 3FF

welcome to

Woodpecker Close, Colchester

This impressive DETACHED FAMILY HOUSE provides GENEROUS ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Nestled in a SOUGHT-AFTER CUL-DE-SAC on the popular LONGRIDGE ESTATE the property is ideal for LOCAL SCHOOLS, various amenities, BUS ROUTES and the A12/A120. Early viewing is highly recommended.



Entrance

The property is entered via the obscure double glazed front door leading to:

Entrance Hall

Two built-in cupboards, built-in under-stairs cupboard, laminate flooring, stairs rising to the first floor and doors leading to;

Living Room

Double glazed French doors opening onto the rear garden, double glazed window to the front aspect (with shutters), chimney breast, log burner with tiled hearth and two radiators.

Kitchen

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral fridge, freezer and dishwasher, plumbing for a washing machine, Rangemaster double oven/grill and five-ring gas hob, cooker hood over and a radiator.

Dining Room

Double glazed window to the front aspect and a radiator.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer-tap and cupboard under, tiled splashbacks and a radiator.

First Floor Landing

Double glazed window to the rear aspect, access to the loft (part boarded with a loft ladder), built-in airing cupboard (housing the water tank with

shelving) and doors leading to;

Bedroom One

Double glazed window to the rear aspect, fitted wardrobes with mirror-fronted sliding doors and a radiator.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Bedroom Three

Double glazed window to the rear aspect and a radiator.

Bedroom Four

Double glazed window to the front aspect, fitted wardrobe and a radiator.

Shower Room

Obscure double glazed window to the front aspect, walk-in double shower cubicle with adjustable shower head/mixer-tap and waterfall shower head over, wash hand basin with mixer-tap and cupboard under, low level WC, heated towel rail, part tiled walls and tiled flooring.

Rear Garden

The privately enclosed rear garden is mainly laid to lawn with a paved patio area and pergola, further decked patio, wooded shed to the rear and further access via the front gate and side path.

Garage

Up and over door to the front, door to the side with power and lighting connected.

Driveway

The block paved driveway can be found to the front of the property providing off road parking for a number of vehicles.



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welcome to

Woodpecker Close, Colchester

- Four Bedrooms
- Detached Family House
- Kitchen and Dining Room
- Modern Shower Room
- Attractive Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109910 - 0002

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