

oakheart



£425,000

Guide Price

Discovery Way, Langham, Colchester

Guide Price £425,000 to £450,000

Nestled within the highly sought after village of Langham, this beautifully presented four bedroom townhouse offers over three floors of stylish and versatile accommodation, perfectly suited to modern family living. Positioned within an attractive contemporary development, the property enjoys the best of both worlds, a peaceful village lifestyle surrounded by open countryside, whilst remaining just a short drive from Colchester, the A12 and Manningtree Station, offering direct services into London Liverpool Street.

The welcoming entrance hall sets the tone for the home, leading to a

contemporary kitchen dining room positioned at the front of the property. Fitted with a range of modern units and integrated appliances including a gas hob, oven, grill, dishwasher, washing machine and fridge freezer, this is an ideal space for both everyday family life and entertaining. A convenient cloakroom completes the ground floor.

To the rear, the generous living room is flooded with natural light thanks to French doors opening onto the private rear garden, seamlessly blending indoor and outdoor living during the warmer months.

The first floor offers three well proportioned bedrooms alongside a modern

family bathroom, providing excellent flexibility for children, guests or those working from home.

Occupying the entire top floor is the impressive principal bedroom suite, creating a luxurious retreat complete with fitted storage space, a stylish en suite shower room and dual aspect windows allowing plenty of natural light.

Outside, the enclosed rear garden has been thoughtfully designed with a paved terrace leading to a generous lawn, creating the perfect setting for summer entertaining, family gatherings or simply relaxing. The property further benefits from a garage, covered parking and additional driveway parking.











Local Authority:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

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