



**Longridge, Colchester, CO4 3FB**



**welcome to**

**Longridge, Colchester**

This fantastic EXTENDED DETACHED HOUSE provides GENEROUS ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER location on the popular LONGRIDGE ESTATE the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. Viewing is highly recommended.



### **Entrance**

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

### **Entrance Lobby**

Radiator and doors leading to;

### **Cloakroom**

Obscure double glazed window to the front aspect, low level WC, wash hand basin, tiled splashbacks, radiator and tiled flooring.

### **Living Room**

23' 2" x 11' 6" max ( 7.06m x 3.51m max )  
Double glazed sliding patio doors opening onto the rear garden, leaded double glazed bow window to the front aspect, three radiators, stairs rising to the first floor and a door leading to:

### **Dining Room**

9' 6" x 7' 6" ( 2.90m x 2.29m )  
Leaded double glazed window to the front aspect, radiator, laminate flooring and a door leading to:

### **Kitchen / Breakfast Room**

15' x 11' 6" max ( 4.57m x 3.51m max )  
Obscure 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 (with breakfast bar), brick patterned tiled splashbacks, wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine and dishwasher, wall-mounted boiler, radiator and tiled flooring.

### **First Floor Landing**

Double glazed window to the rear aspect and doors leading to;

### **Bedroom One**

15' 2" x 10' 4" max ( 4.62m x 3.15m max )  
Double glazed window to the rear aspect, access to the loft and a radiator.

### **Bedroom Two**

13' x 8' 6" plus recess (max) ( 3.96m x 2.59m plus recess (max) )  
Leaded double glazed window to the front aspect, fitted cupboard and a radiator.

### **Bedroom Three**

10' 2" x 7' 10" plus recess ( 3.10m x 2.39m plus recess )  
Leaded double glazed window to the front aspect, radiator and laminate flooring.

### **Family Bathroom**

Obscure double glazed window to the rear aspect, enclosed panel bath with adjustable shower head and mixer tap, pedestal wash hand basin, low level WC, built-in airing cupboard (housing the water tank with shelving), radiator and part tiled walls.

### **Rear Garden**

The rear garden is partly laid to lawn with a paved patio, external tap and further access via the side gate.

### **Garage**

16' 4" x 7' 10" ( 4.98m x 2.39m )  
Up and over door to the front, part glazed door to the side with power and lighting connected.

### **Driveway**

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



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welcome to

## Longridge, Colchester

- Three Double Bedrooms
- Extended Detached Family House
- Lounge and Dining Room
- Kitchen/Breakfast Room
- Bathroom and Cloakroom

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

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109595 - 0005

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