



Lungley Rise, Colchester, CO2 9FJ

welcome to

Lungley Rise, Colchester

This spacious and beautifully presented detached house is ideally situated in a cul-de-sac position on the south side of Colchester. The property offers good access to local amenities and schools, and is located around 2 miles from Colchester town train station and the city centre.



Early viewing is advised of this stunning home offering beautifully presented and spacious accommodation perfect for the growing family.

The generous ground floor accommodation comprises entrance hall, cloakroom, living room, modern kitchen leading to dining room, as well as utility room and study.

The first floor offers master bedroom with modern en suite shower room, three further bedrooms and a modern family bathroom.

Externally there is a driveway providing off street parking for several cars and leading to a garage, as well as enclosed rear garden which has been beautifully landscaped and offers a lovely private space for relaxing and entertaining.

Entrance Door To:

Entrance Hall

Central staircase to first floor, under stairs storage cupboard, porcelain tiled floor, doors to:

Living Room

Upvc double glazed window to side, upvc double glazed windows and doors to rear, carpet, radiator, ceiling spotlights.

Kitchen

Comprehensive range of modern matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, built-in double oven, inset hob with stainless steel splashback and extractor over, integrated fridge/freezer, breakfast bar, tiled floor, radiator, ceiling spotlights, upvc double glazed windows and doors to rear, door to Utility Room and square archway to Dining Room.

Dining Room

Tiled floor, radiator, upvc double glazed window to front.

Utility Room

Upvc double glazed window to rear, base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled floor, radiator.

Cloakroom

White suite comprising low level w.c. and pedestal wash hand basin, radiator, tiled floor.

Study

Fitted office furniture with work surface, drawers and shelving, upvc double glazed window to front, radiator.

First Floor Accommodation

Landing

Built-in airing cupboard, doors to:

Master Bedroom

Upvc double glazed window to front, carpet, radiator, door to:

En Suite Shower Room

Modern white suite comprising shower cubicle with waterfall shower and shower hose, low level w.c., and wash hand basin set into vanity unit with cupboard below, tiled walls and floor, heated towel rail, ceiling spotlights, upvc double glazed window to front.

Bedroom Two

Upvc double glazed window to front, radiator, carpet.

Bedroom Three

Upvc double glazed window to rear, radiator, laminate floor.

Bedroom Four

Upvc double glazed window to rear, radiator, carpet, range of built-in wardrobe cupboards.

Family Bathroom

White suite comprising panel enclosed bath with showerhead attachment, pedestal wash hand basin and low level w.c., part tiled walls, laminate wood flooring, heated towel rail, upvc double glazed window to rear.

Outside

To the front of the property there is a generous driveway providing off street parking and giving access to the Garage.

To the rear of the property there is a well presented landscaped rear garden with large patio areas, artificial lawned section and raised beds, all enclosed by panel fencing.

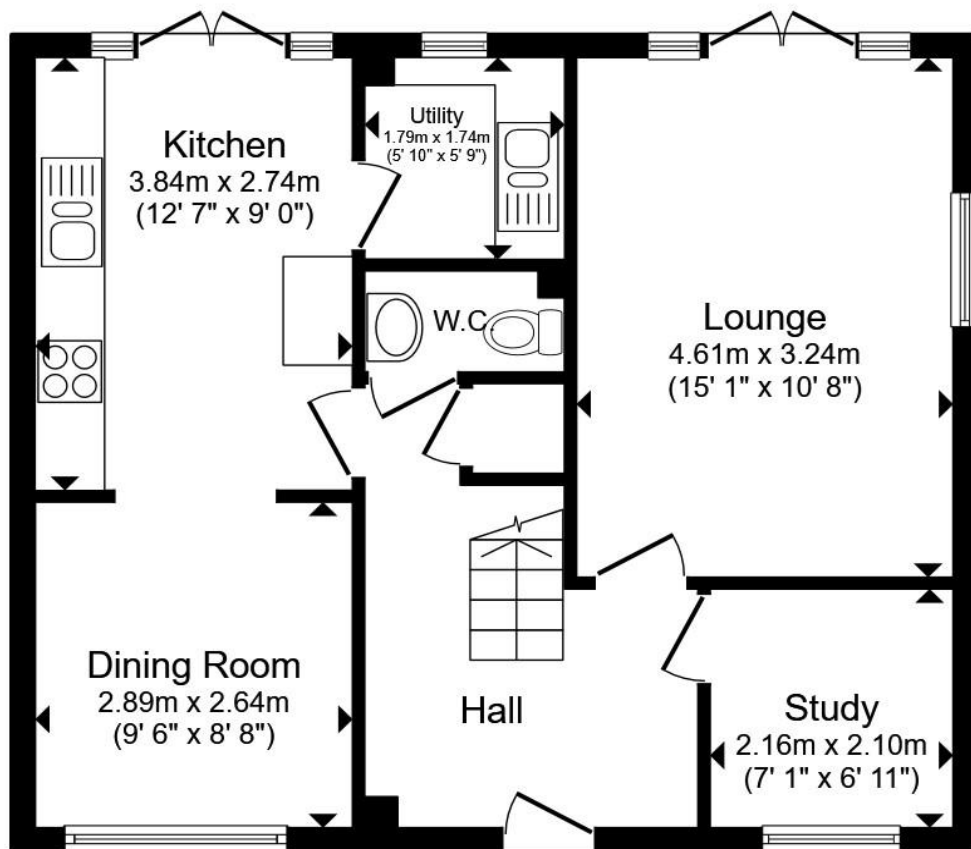
Agents Note

The sellers have advised us that there are service charges associated with this property of around £10 per month, payable to Trinity Estates.

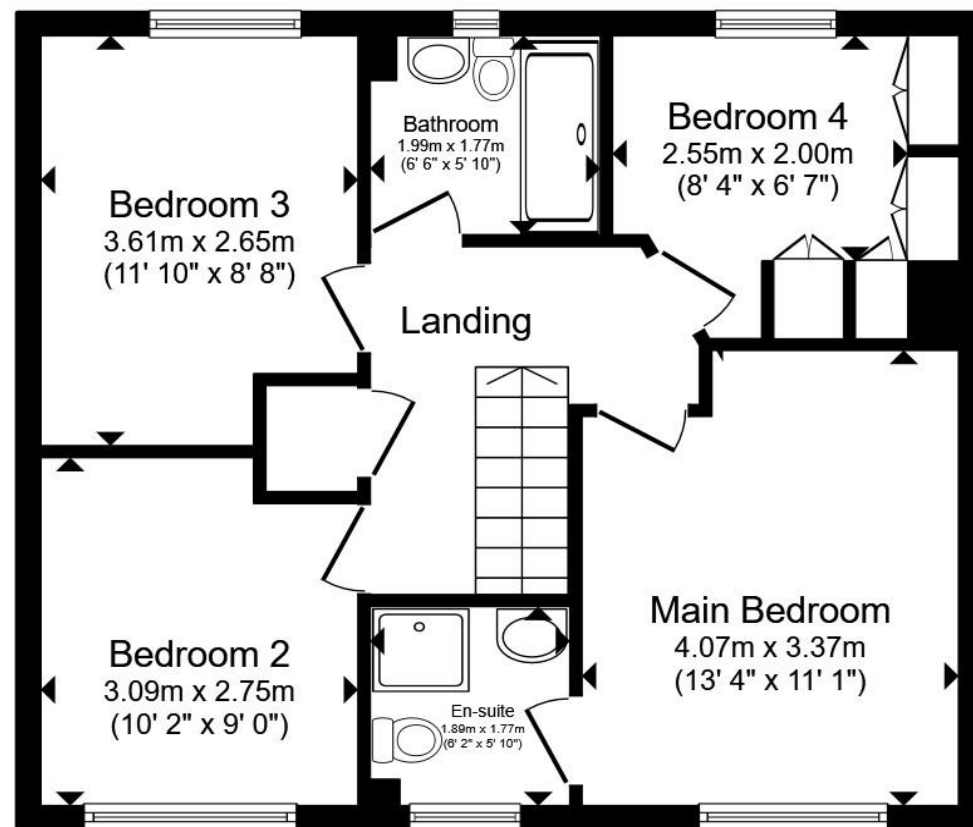


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Ground Floor



First Floor

Total floor area 108.2 m² (1,164 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Lungley Rise, Colchester

- Beautifully Presented Spacious Detached House
- Kitchen & Dining Room
- Cloakroom & Utility Room
- Lounge & Study
- Four Bedrooms
- En Suite & Bathroom
- Ample Parking & Garage
- Landscaped Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121630 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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