

oakheart



£425,000

Guide Price

Discovery Way, Langham, Colchester

Guide Price £425,000 -£450,000

Situated within a small modern development in a popular rural village to the north of Colchester, this well-presented four-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for growing families. The property benefits from a good-sized rear garden, covered parking and a garage, alongside convenient access to local amenities and highly regarded schooling.

Stepping inside, the property welcomes you via an entrance hallway with stairs rising to the upper floors and access to a convenient ground-floor W/C. Positioned to the front of the home, the modern kitchen/dining room is fitted with a range of contemporary units and work surfaces, incorporating integrated appliances including a gas hob with

extractor fan over, oven and grill, dishwasher, washing machine and fridge freezer.

To the rear, the spacious lounge provides an excellent space for relaxing and entertaining, benefitting from French doors opening directly onto the rear garden and patio terrace, allowing plenty of natural light throughout.

The first floor offers three well-proportioned bedrooms alongside the family bathroom, fitted with a panel bath and shower over, a wash hand basin and WC. Occupying the entire second floor, the impressive principal bedroom suite provides a spacious and private room, complete with a dormer window to the front, a rooflight window to the rear and a modern en-suite shower room.

Externally, the property continues to impress with a well-sized rear garden featuring a paved patio area leading to a lawn area. Gated side access leads to the driveway with covered parking and a garage fitted with an up-and-over door.

Conveniently located within easy reach of local schooling, amenities and transport links, this attractive modern home offers excellent family accommodation in a sought-after village setting.

Agent's Note

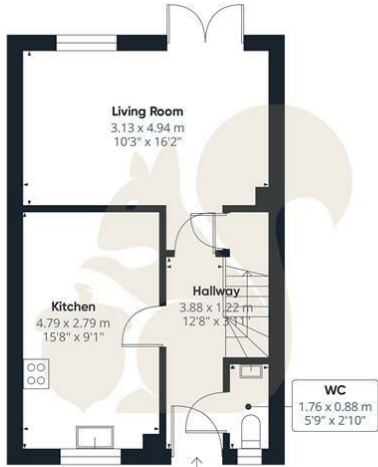
There is a maintenance charge payable of £447.60 per year



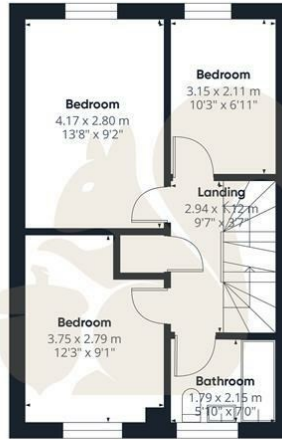




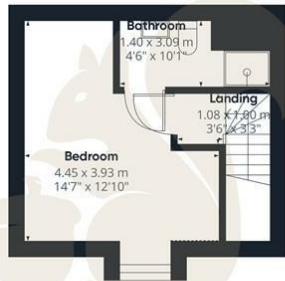




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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**Main building GLA<sup>TM</sup>**

107.46 m<sup>2</sup>  
1156.72 ft<sup>2</sup>

**Main building total**

107.46 m<sup>2</sup>  
1156.72 ft<sup>2</sup>

**Building 2 total**

19.61 m<sup>2</sup>  
211.08 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

**Reduced headroom**

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

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