

oakheart



£350,000

Asking Price

Sawkins Close, Langenhoe, Colchester



A spacious three bedroom link-detached family home, quietly positioned within a sought-after cul-de-sac in the village of Langenhoe and offered to the market with no onward chain. The property provides over 1,160 sq ft of internal accommodation, together with a garage and off-street parking for two vehicles.

The ground floor opens into a welcoming entrance hall with a convenient cloakroom WC. To the front is a generous living room with a feature bay window, while the rear of the home offers a separate dining room, fitted

kitchen and useful utility room. A bright sunroom completes the ground floor accommodation, with double doors opening out to the rear garden and providing a lovely additional space for relaxing or entertaining.

Upstairs, the principal bedroom benefits from fitted wardrobes and its own en-suite shower room. A further double bedroom also features fitted wardrobe storage, alongside a third bedroom and family bathroom, creating flexible accommodation well suited to families, guests or those working from home.

Externally, the property enjoys a garage, driveway parking for two cars and an enclosed rear garden.

Sawkins Close is set within the peaceful village of Langenhoe, close to surrounding countryside and within convenient reach of both West Mersea and Colchester. The popular coastal town of West Mersea offers independent shops, cafés, restaurants, waterfront walks and a marina, while Colchester provides a broader range of shopping, leisure and rail connections. Road access is via the Mersea Road, and local bus services serve the wider Colchester and West Mersea area. Langenhoe Community Primary School is also located nearby.











