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**21 Lordswood Road,
Colchester CO2 9HX**

Asking Price £340,000



Three bedroom semi-detached

Recently redecorated

Extended to the side

Practical utility room

No Chain!!

South Facing Garden

Conservatory

Two Garages

Downstairs shower room

This attractive property offers well-balanced accommodation throughout and has been thoughtfully extended to enhance modern family living. The ground floor features a bright and welcoming living space, complemented by a stylishly updated kitchen area. To the rear, the extension provides a highly practical utility room along with a contemporary downstairs shower room, adding both convenience and flexibility to the layout.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Hallway 3.46m x 1.87m (11' 4" x 6' 2")

Entrance hall, with door leading off to the lounge and stair to the upstairs accommodation. Understairs Storage

Lounge 6.72m x 3.17m (22' 1" x 10' 5")

Spacious lounge with both front and rear aspects, creating a bright and airy feel. The rear flows seamlessly into the conservatory, offering a versatile additional reception space with plenty of room for a variety of uses. The room is further enhanced by a feature fireplace, adding warmth and character.

Kitchen 3.35m x 2.45m (11' x 8')

The kitchen is centrally located within the home and benefits from a rear aspect window, allowing for plenty of natural light. It features a tiled floor, shaker-style units, a gas hob with oven below, and beech block effect worktops. This bright and practical space leads through to the utility room, which provides additional kitchen space and storage.

Utility Room 1.47m x 2.75m (4' 10" x 9')

The newly added utility room, forming part of the recent extension, really provides a "wow factor" to the property, effectively extending the kitchen space. With dual access doors to both the front and rear of the house, and a skylight flooding the room with natural light, it creates a bright and highly practical area. There is ample space for a washing machine and tumble dryer, making it both functional and stylish.

Conservatory 3.75m x 4.85m (12' 4" x 15' 11")

A spacious conservatory spanning almost the full width of the house, creating an impressive additional living area. Flooded with natural light through large windows and glazed panels, it offers a bright and airy space ideal for relaxing or entertaining. With direct access to the garden, it seamlessly connects indoor and outdoor living, making it a versatile extension of the home.

Bedroom One 4.12m x 3.11m (13' 6" x 10' 2")

Double Bedroom with Front Access

Bedroom Two 2.66m x 3.41m (8' 9" x 11' 2")

Double Bedroom with Rear Aspect

Bedroom Three 2.51m x 2.58m (8' 3" x 8' 6")

Bedroom three is a comfortable single room, ideal as a child's bedroom, home office or dressing room. While more compact in size, it is a practical and versatile space that can be adapted to suit a variety of needs.

Bathroom 1.68m x 2.27m (5' 6" x 7' 5")

The bathroom is located to the rear of the house and features a power shower over the bath, along with a Jacuzzi bath, adding a touch of luxury and relaxation to the space.

Rear Garden

The rear garden enjoys a desirable south-facing aspect, making it ideal for enjoying sunlight throughout the day, perfect for relaxing, entertaining, or outdoor dining.

Front Garden

The front garden is mainly laid to lawn and benefits from newly installed fencing, providing a neat appearance along with added privacy and security.

Garages

The property further benefits from two single garages located within a nearby block, offering excellent additional storage or secure parking options, a rare and valuable feature for properties of this type.

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

EPC to follow

