



- Spacious Detached House
- Four Sizeable Bedrooms
- Three Reception Rooms
- Ensuite And Family Bathroom
- Ground floor Cloak Room
- Fitted Kitchen
- Double Garage
- Private Garden

## 7 Longridge, Colchester, Essex. CO4 3FD

This very spacious detached family home is located within easy reach to The Hythe mainline station to London Liverpool Street, many shops and supermarkets, sought after school catchments and very well served bus routes. This family home comprises of entrance porch, further inner hallway, three very generous reception rooms, fully fitted kitchen and newly fitted cloak room. The floor offers four sizeable bedrooms, en suite to master and family bathroom. Externally there is a private driveway leading to the detached double garage and generous front and rear gardens. To fully appreciate this family home internal inspection is highly recommended.



# Property Details.

## Ground Floor

### Entrance Porch

Stairs to first floor, door to inner hall, radiator.

### Cloakroom

UPVC window to side, low level WC, pedestal wash hand basin, fully tiled, radiator.

### Kitchen



11' 9" x 10' 2" (3.58m x 3.10m) UPVC window and door to side, electric cooker, under stairs cupboard, a range of wall and base units, roll top work surface, space for appliances, inset sink and drainer, tile splash backs.

### Dining Room

12' 2" x 8' 7" (3.71m x 2.62m) UPVC window to front aspect, radiator, accessed via the hallway.

## Living Room



17' 5" x 11' 9" (5.31m x 3.58m) UPVC window and patio doors to rear aspect, gas fire place, T.V & phone points, radiator.

## Reception Room/Play Room

11' 9" x 8' 8" (3.58m x 2.64m) UPVC window to rear aspect, radiator.

## First Floor

### Landing

Loft hatch with ladder to part boarded loft, airing cupboard, doors leading to;

### Bedroom One



10' 6" x 8' 9" (3.20m x 2.67m) UPVC window to front aspect, fitted sliding door wardrobes, radiator.

# Property Details.

## EnSuite

UPVC window to front aspect, low level WC, pedestal wash hand basin, panel bath with electric shower over, fully tiled walls.

## Bedroom Two



11' 3" x 09' 9" (3.43m x 2.97m) UPVC window to rear, fitted wardrobes, radiator.

## Bedroom Three



9' 1" x 8' 5" (2.77m x 2.57m) UPVC window to rear aspect, radiator.

## Bedroom Four

7' 8" x 7' 4" (2.34m x 2.24m) UPVC window to rear aspect, radiator.

## Bathroom



UPVC frosted window to rear aspect, low level WC, pedestal wash hand basin, panel bath, fully tiled shower.

## Double Garage

Two up and over doors, power and light connected, storage above, door leading to garden.

## Outside



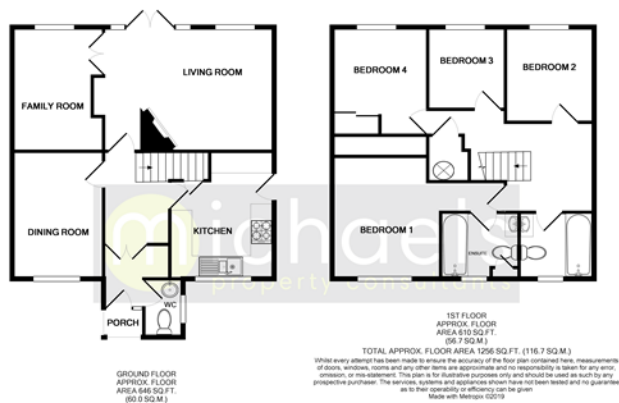
There is a generous private driveway offering off road parking for several cars.

To the front there is a private garden with a walkway leading to the front door and enclosed by mature shrubs and hedges.

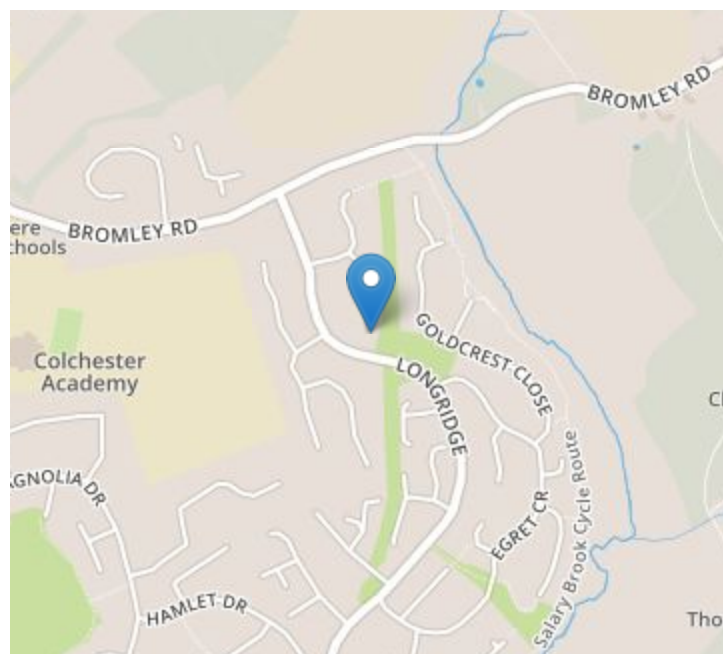
The very spacious private rear garden comprises of patio area, lawn area, garden tap, side patio area, gate to front and fully enclosed by panel fencing. The garden is also access via the driveway by double gates.

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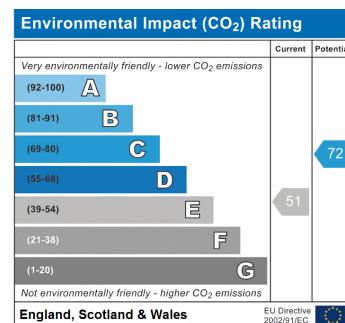
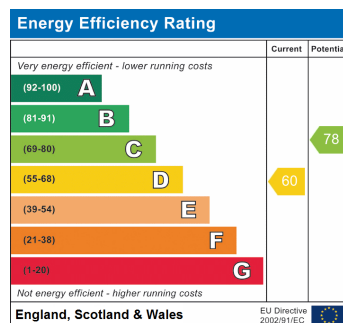
## Floorplans



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.