



1 Egret Crescent, Longridge, Colchester, Essex. CO4 3TX.

****Guide Price £365,000 - £385,000**** Residing in the ever popular Longridge Park Development, this impressive four bedroom detached family home is ideal for the modern day expanding family and is within easy access to an excellent choice of primary and secondary schools, as well as being a stones throw from a variety of useful shops and amenities. This home is also on well-connected bus route to Colchester's vibrant and historic city centre.

- Substantial Four Bedroom Detached House
- Positioned On The Popular Longridge Park Development
- Benefit Of A Downstairs Cloakroom
- Fitted Kitchen With Space For Appliances
- Large Living Room
- Four Well-Proportioned Bedrooms
- First Floor Bathroom
- Impressive & Private Enclosed Rear Garden
- A Wealth Of Off Road Parking & Added Benefit Of A Garage
- Close To An Array Of Education Choices & Amenities



Property Details.

Ground Floor

Entrance Porch

UPVC door to front aspect, tiled floor, door to:

Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, access to:

Downstairs Cloakroom

UPVC window, W.C, wash hand basin, tiled floor, radiator

Kitchen



12' 10" x 9' 9" (3.91m x 2.97m) A fitted kitchen comprising of; a range of fitted base and eye level units with work surfaces over, inset sink, drainer and tap over, inset hob with extractor fan, inset oven and grill, space under counter for further appliances, tiled floor, UPVC door to side aspect & UPVC window to rear aspect, tiled splash back

Living Room



21' 0" x 13' 9" (6.40m x 4.19m) UPVC french doors, UPVC window, LVT flooring, radiator, communication points

First Floor

First Floor Landing

Stairs to ground floor, access to:

Master Bedroom



12' 8" x 11' 0" (3.86m x 3.35m) UPVC window to rear aspect, radiator

Property Details.

Bedroom Two



11' 1" x 9' 9" (3.38m x 2.97m) UPVC window to front aspect, radiator

Bedroom Three



9' 9" x 9' 8" (2.97m x 2.95m) UPVC window to front aspect, radiator

Bedroom Four

11' 2" x 6' 2" (3.40m x 1.88m) UPVC window to rear aspect, radiator

First Floor Family Bathroom



Family bathroom suite comprising of; tiled walls, UPVC window aspect to rear, W.C, vanity wash hand basin, panel jacuzzi bath with shower attachment, tiled floor

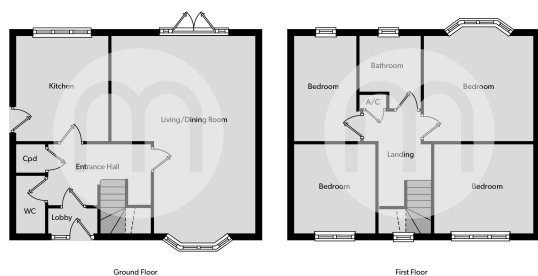
Outside, Garden, Garage & Parking



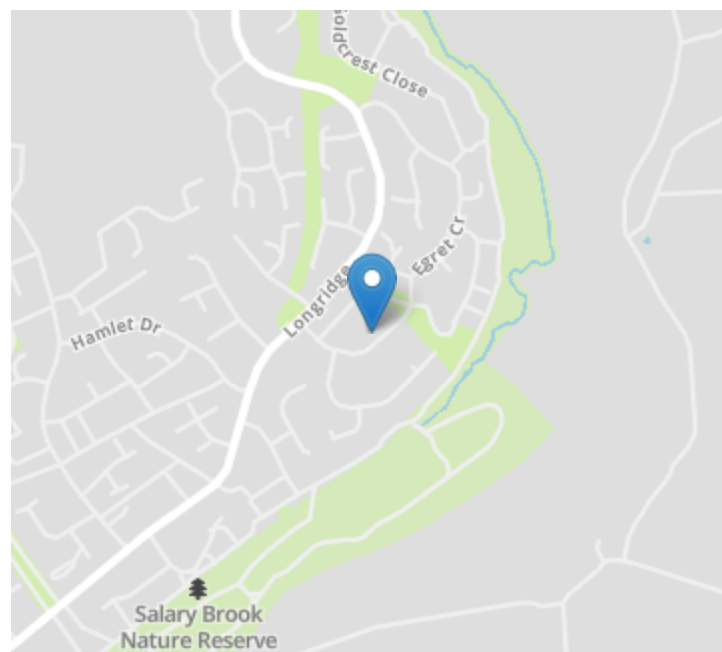
Outdoor space is offered in abundance, with a private and enclosed rear garden featuring a raised decking area - ideal for outdoor dining and entertaining. The remainder of garden is predominately laid to lawn and enclosed by panel fencing and a handsome brick wall. An array of mature shrubs and hedges are also featured throughout. Completing this excellent home is the luxury of a garage and off road parking for two vehicles. The garage also benefits from full power and is accessible via an up and over door.

Property Details.

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.