



- Sought After Location
- Five Bedroom Detached Family Residence
- Family Bathroom, Ensuite To Master & Ground Floor Cloakroom
- Generous Kitchen/Family Room
- Spacious Living Room With French Doors To Rear
- Beautifully Landscaped Garden
- Private Driveway & Garage
- Close To Hythe Station & University

4 Woodpecker Close, Colchester, Essex. CO4 3FF.

GUIDE PRICE £375,000 - £390,000 This extremely spacious family home is located in the popular area of Longridge Park to the East of Colchester giving good access to the A12, Hythe mainline station to London Liverpool street and the University of Essex. This family home comprises of welcoming entrance hall, spacious living room, beautifully presented kitchen/family room, the first floor offers four double bedrooms and modern fitted family bathroom, the top floor has been very tastefully converted into a stunning master bedroom with views over the beautifully fields and Salary Brook, the master bedroom also has a dressing area and newly fitted spacious en suite.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, two generous storage cupboards, under stairs cupboard, doors leading to;

Cloak Room

Double glazed window to side aspect, low level WC, wash hand basin, part tiled walls, radiator.

Kitchen/Family Room



10' 7" x 19' 4" (3.23m x 5.89m) Double glazed window to front & rear aspects, door leading to garden, a range of wall and base units with an area of roll edge work surface above, inset sink & drainer unit, plumbing for washing machine, integrated dishwasher, space for fridge freezer, tile splash backs, space for dining furniture, two radiators.

Living Room



19' 4" x 19' 1" (5.89m x 5.82m) Double glazed window to front & rear aspects, electric fire place, T.V and phone points, two radiators, wood effect flooring.

First Floor

Landing

Stairs rising to first floor, doors leading to;

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m) Double glazed window to rear aspect, radiator.

Bedroom Three



10' 9" x 9' 6" (3.28m x 2.90m) Double glazed window to front aspect, triple fitted wardrobes, radiator.

Bedroom Four

9' 0" x 9' 6" (2.74m x 2.90m) Double glazed window to rear aspect, built in triple wardrobes, radiator.

Bedroom Five

9' 5" x 8' 4" (2.87m x 2.54m) Double glazed window to front aspect, radiator.

Property Details.

Family Bathroom



Double glazed window to front aspect, low level WC, vanity wash hand basin with mirror and storage surround, panel bath with mixer taps and shower over, chrome heated towel rail, part tiled walls.

En Suite



Double glazed window to front and rear aspects, low level WC, vanity wash hand basin with storage cupboard and inset mirror, double walk in shower cubical, fully tiled walls, heated towel rail.

Second Floor

Master Room



13' 8" x 13' 8" (4.17m x 4.17m) Three dormer windows to all aspects, wood effect flooring, two radiators, eves storage, leading to dressing area comprising of two generous walk in wardrobes, door leading to en suite.

Outside, Garage & Parking



The stunning rear garden offers a very generous sun patio with steps up to the landscaped lawn with a further sun patio area, tree shrub and mature flower beds, garden tap, garden shed to remain, gated access to the front of the property and fully enclosed by panel fencing.

The garage has an up an over door, power and light connected and a door leading to garden.

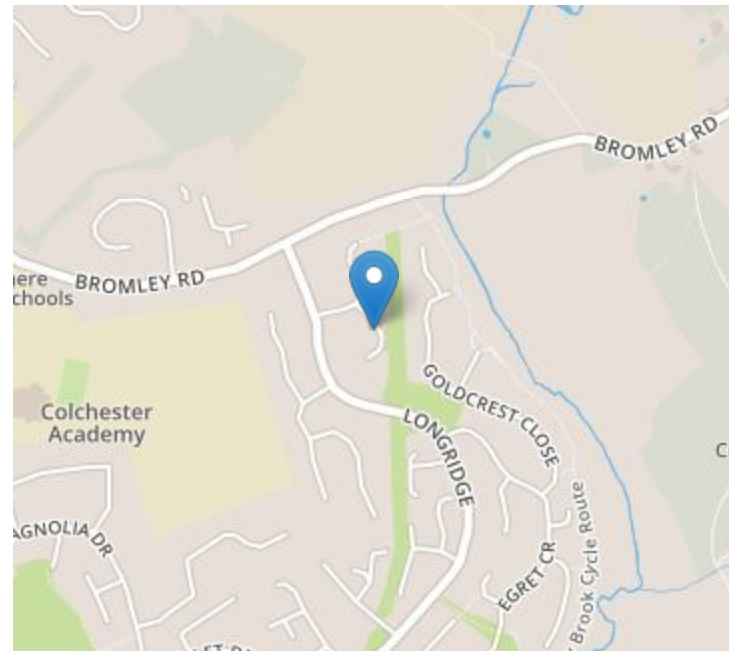
To the front of the property there is a very generous driveway providing private off road parking for 4 cars.

Property Details.

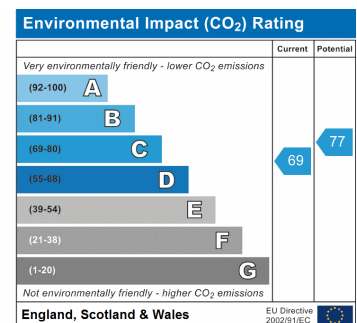
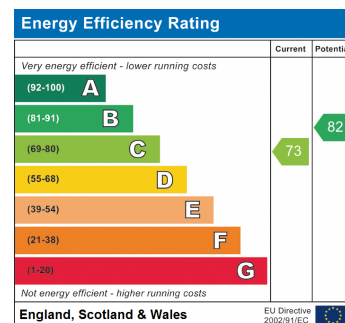
Floorplans



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.