



- Sought After Location
- Stunning Family Home
- Three Bedroom Family Home
- High specification Bathroom, Cloak Room and En suite
- Brand New Extension with Bi Fold Doors
- Gilbert School Catchment
- Garage and Parking
- Good Access To The A12

### 30 Lancaster Approach, Colchester, Essex. CO4 9AF.

This stunning detached family home built within the last three years by reputable builder Bellway Homes offers high specification with no expense spared. The ground floor offers Amtiqo flooring, ground floor cloak room, separate living room with an attracted bay window, open plan and high specification kitchen/family room with integrated appliances and newly added Bi fold doors leading to the very tasteful new extension with vaulted lantern ceiling and stunning Bi fold doors to the rear garden. The first floor comprises of three sizeable bedrooms, all with built in wardrobes, high specification en suite to the master bedroom and a spacious family bathroom.





# Property Details.

## Ground Floor

### Entrance Hall

Radiator, under stairs storage cupboard, Amtico flooring, stairs rising to first floor.

### Cloakroom

Low level WC, pedestal wash hand basin, radiator, part tiled walls, Amtico flooring.

### Living Room



15' 6" x 10' 6" (4.72m x 3.20m) Double Glazed Bay window to front aspect, UPVC window to side aspect, bespoke blinds to remain, TV and telephone points, radiator.

### Kitchen/Dining Room



17' 7" x 9' 8" (5.36m x 2.95m) UPVC window to rear aspect and bi-fold doors, a range of base and eye level units with roll edge work surfaces over, electric induction hob with extractor over, double oven, one and a half stainless steel sink unit with tap and drainer, TV point, radiator, Amtico flooring.

## Garden/Family/Playroom



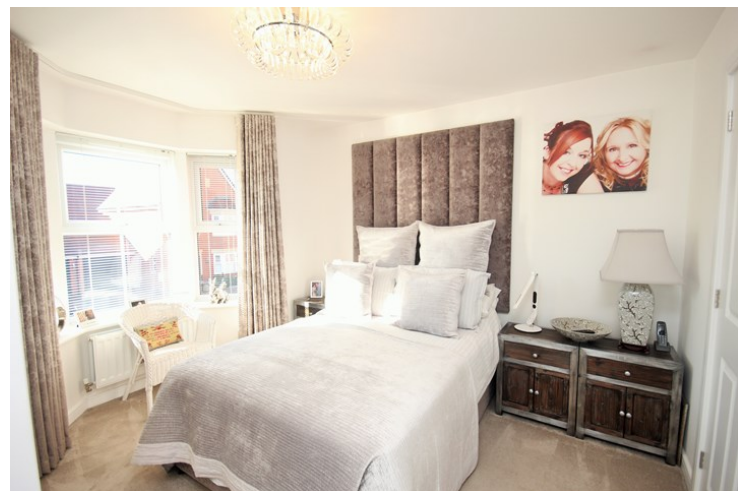
15' 10" x 9' 4" (4.83m x 2.84m) Lantern ceiling, spot lights, two UPVC windows to side aspect, bi-fold doors opening onto the garden, fitted Sanderson blinds, two radiators, Amtico flooring.

## First Floor

### Landing

Airing cupboard, loft hatch, storage cupboard.

### Bedroom One



10' 8" x 10' 0" (3.25m x 3.05m) Double glazed Bay window to front aspect, built in wardrobes, radiator, door leading to;

# Property Details.

## EnSuite



Frosted UPVC window to side aspect, low level WC, pedestal wash hand basin, part tiled, double fully tiled shower cubicle, radiator.

## Bedroom Two

10' 5" x 9' 4" (3.17m x 2.84m) UPVC window to rear aspect, built in wardrobes, radiator.

## Bedroom Three

8' 0" x 6' 5" (2.44m x 1.96m) UPVC window to rear aspect, built in wardrobes, radiator.

## Family Bathroom



UPVC frosted window to front aspect, low level WC, pedestal wash hand basin, panel bath with shower over, tiled walls, chrome heated towel rail.

## Garage

Electric door, power and light connected, storage units to the rear and above.

## Outside



The well maintained and beautifully kept rear garden comprises of a generous paved seating area, laid artificial grass, tree, shrub and flower beds in raised sleepers flower beds, garden tap, gate to the rear, storage to side of the property, fully enclosed by panel fencing.

## Specification

Amtiqo flooring throughout the ground floor

Induction hob and double oven

Fully integrated appliances

High end Alarm system

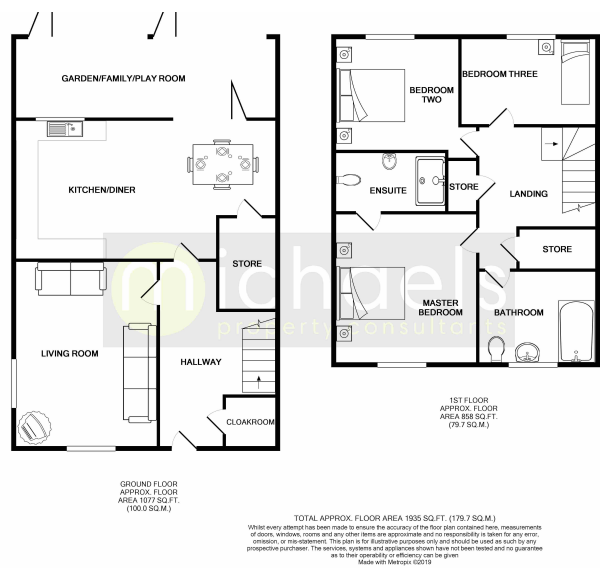
Built in wardrobes in every bedroom

The first floor is fully carpeted

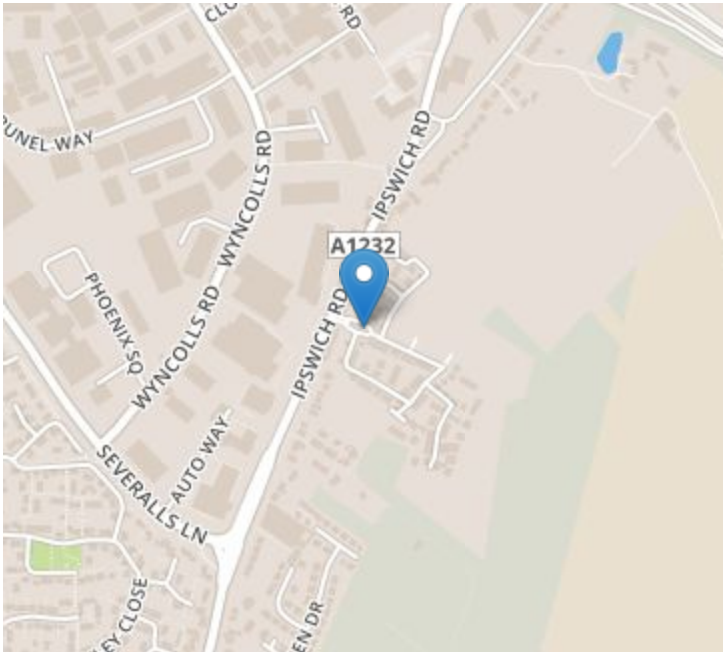
The heating system is Zoned.

# Property Details.

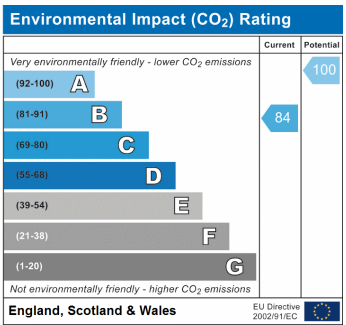
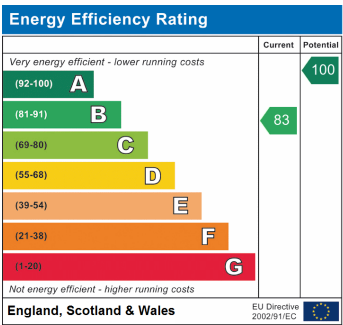
## Floorplans



## 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.