



- A Stunning Two Bedroom End Of Terrace Cottage
- Langenhoe Village
- Impressive Open Plan Kitchen/Dining/Family Room
- Shaker Kitchen With Central Island
- Feature Wall Panelling
- Utility Room & Ground Floor Study
- Master Bedroom With Dressing Area
- Further Double Bedroom
- First Floor Bathroom
- Garden & Off Road Parking

Call to view 01206 576999



## 1 Willow Cottages, Mersea Road, Langenhoe, Colchester, Essex. CO5 7LF.

Upgraded & Improved Two Bedroom End of Terrace Home – Langenhoe Village, CO5 - Situated in the sought-after village of Langenhoe, this beautifully upgraded two bedroom end of terrace home offers a perfect blend of modern living and village charm. The location benefits from a village store, easy access to Colchester and Mersea Island, scenic countryside walks, and a welcoming village lifestyle. The property is immediately greeted by a warm and inviting reception room, featuring stylish wall panelling, LVT flooring, and stairs rising to the first floor. This space seamlessly opens into the focal kitchen/dining area, which boasts shaker-style units, a wealth of storage, a central island, integrated appliances, and access to a convenient utility room and a ground floor study/playroom. Upstairs offers two generous double bedrooms, with the master bedroom enjoying a walk-in dressing room. Bedroom two is also an impressive double and benefits from useful over-stairs storage. A four-piece family bathroom completes the first floor accommodation.





# Property Details.

## Ground Floor

### Living Room



13' 5" x 11' 0" (4.09m x 3.35m)

### Kitchen/Dining



16' 5" x 12' 6" (5.00m x 3.81m)

### Utility Room



10' 7" x 4' 8" (3.23m x 1.42m)

## First Floor

### Landing

### Master Bedroom



13' 5" x 10' 3" (4.09m x 3.12m)

### Bathroom



# Property Details.

## Bedroom Two



12' 8" x 9' 0" (3.86m x 2.74m)

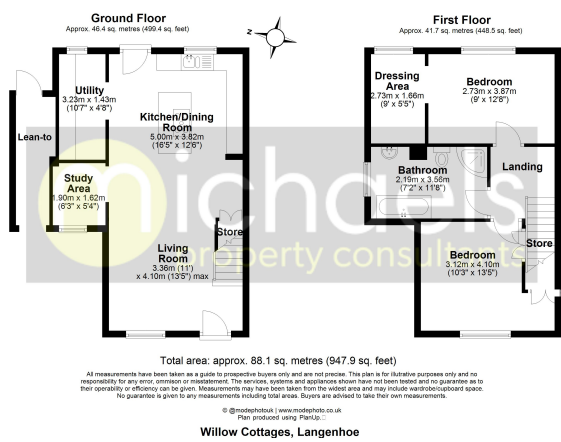
## Dressing Area



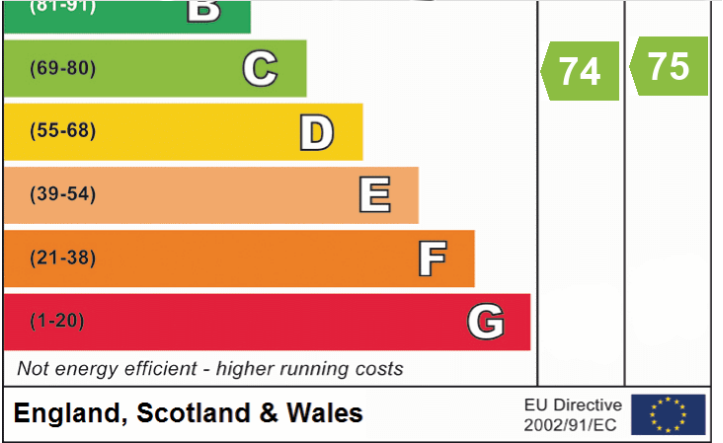
9' 0" x 5' 5" (2.74m x 1.65m)

# Property Details.

## Floorplans



## Location



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.