



- Detached Family Home
- Four Bedrooms & Two En Suites
- Family Bathroom & Ground Floor Cloakroom
- Kitchen & Separate Utility Room
- Living/Dining Room
- Sizeable Conservatory
- Stunning Rear Garden
- Double garage and Ample Off Road Parking
- Modernised To A High Standard

**17 Egret Crescent, Colchester, Essex.
CO4 3TX.**

This beautifully presented and tastefully extended four bedroom detached family home is situated in Longridge Park to the North/East of Colchester, conveniently located just over a mile from Hythe Station with direct mainline link to Liverpool Street, within close proximity to the thriving Essex university and excellent access to nearby sought after schools, shops and amenities. The location is adjacent to the 17 hectare Salary Brook nature reserve, ideal for walkers, cyclist and dog owners to enjoy with stunning views of the country side just seconds from the front door.



Property Details.

Ground floor

Entrance Hallway

Stairs rising to first floor, wood effect flooring, wall mounted radiator, doors leading to;

Ground Floor Cloakroom

Double glazed window to side aspect, low level WC, wall mounted hand wash basin, chrome heated towel rail, fully tiled walls, fully tiled flooring, feature mirror to remain.

Kitchen



9' 8" x 8' 8" (2.95m x 2.64m) Double glazed window to front aspect, modern fitted roll edge work top area with under cabinet lighting and a vast amount of storage cupboards and draws, range of eye level cupboards, plumbing for dishwasher, ceramic sink and drainer with mixer tap, space for a range cooker with both gas and electrical connection available, extractor over with glass splash back, space for fridge/freezer, room spot lighting and coloured LED feature plinth lighting.

Utility Room

6' 3" x 5' 6" (1.91m x 1.68m) Roll edge work surfaces, wall & base cupboards above, cupboard housing the gas boiler, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, stainless steel sink with bowl set into surface with automatic mixer tap, access to very generous under stairs storage cupboard with light connected, WIFI booster and USB charging points.

Living/Dining Room



20' 6" x 13' 6" (6.25m x 4.11m) Versatile family living/dining room, double glazed window to rear aspect, double glazed patio doors giving access to the conservatory and pleasant views to the rear garden, two satellite connection points on either side of the room, telephone point, access to spacious under stairs storage cupboard, two radiators.

Conservatory

20' 1" x 9' 10" (6.12m x 3.00m) max. Spacious P shaped UPVC windows with brick base, including vertical blinds to remain, tiled floor with under floor heating, radiator, French doors leading to the rear garden.

First Floor

Landing

Access to the fully insulated and boarded loft space, doors leading to the bedrooms and family bathroom, radiator, steps leading down to the study and further bedroom and further radiator.

Bedroom One



12' 0" x 9' 7" (3.66m x 2.92m) Double glazed window to garden aspect, double built in wardrobes providing generous storage with shelves and hanging space and inset draws, T.V, phone points, USB charging points, wall mounted radiator, door leading to the ensuite.

Property Details.

Ensuite

Modern fitted oversized vanity sink with mixer tap and drawer beneath, fully fitted power shower in fully tiled shower cubicle with folding glass door, shaver points, fitted make up mirror with back light and wall mounted feature mirror.

Bedroom Two



11' 7" x 9' 6" (3.53m x 2.90m) Double glazed window providing views to the front aspect with views to Salary Brook, wall alcove ideal for a wardrobe, wall mounted radiator.

Bedroom Three

10' 7" x 7' 6" (3.23m x 2.29m) Double glazed window to garden aspect, wall mounted radiator.

Bedroom Four

8' 9" x 7' 10" (2.67m x 2.39m) Double glazed window providing views to the front aspect with views to Salary Brook, designer radiator, built in wardrobe with hanging space and shelf access to private cloakroom.

En Suite Cloakroom

Modern fitted low level WC, designer counter top wash basin with storage beneath, chrome heated towel rail and feature wall mirror, tiled walls and floor.

Family Bathroom



Double glazed window to side aspect, fully tiled bathroom with modern fitted designer low level egg WC and matching sink with mixer tap, freestanding oversized bath fitted with mixer tap with shower attachment, corner double shower cubicle with fitted electric shower, chrome heated towel rail, stainless steel bathroom cabinets, fully tiled floor with underfloor heating, three fitted mirrors to remain, shaver point.

Study/Playroom

11' 4" x 4' 8" (3.45m x 1.42m) Double glazed window providing views to front aspect and across to Salary Brook, built in desk space with USB charging sockets and power sockets above and drawers under, built in pull out guest bed, built in storage area for printer and stationery, LED coloured back lights, shelving and built in storage boxes, wall mounted radiator.

Double Garage & Parking

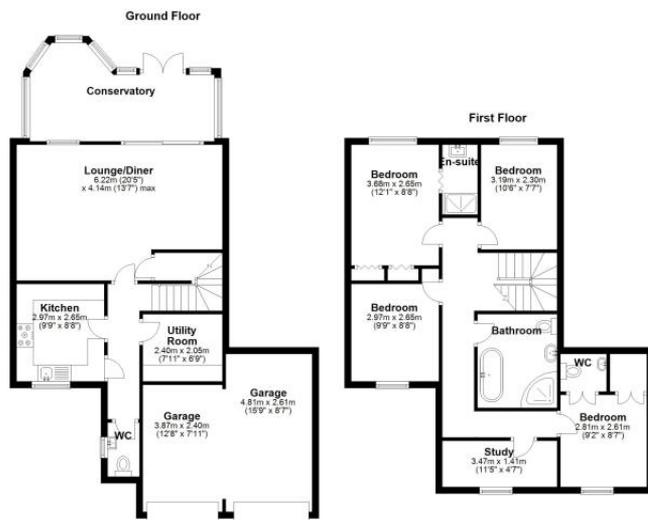
To the front of the property there is a private driveway providing off road parking for three cars comfortably, an attractive low maintenance shrubbery providing privacy with lighting to illuminate the pathway leading to the entrance door, two garages, one of which is fitted out as a workshop area, both with an up and over door, power and lighting. The double garage can be separated with a fitted sliding partition wall, the rear door to the garage links to a shed to the side of property through an open storage area.

Rear Garden

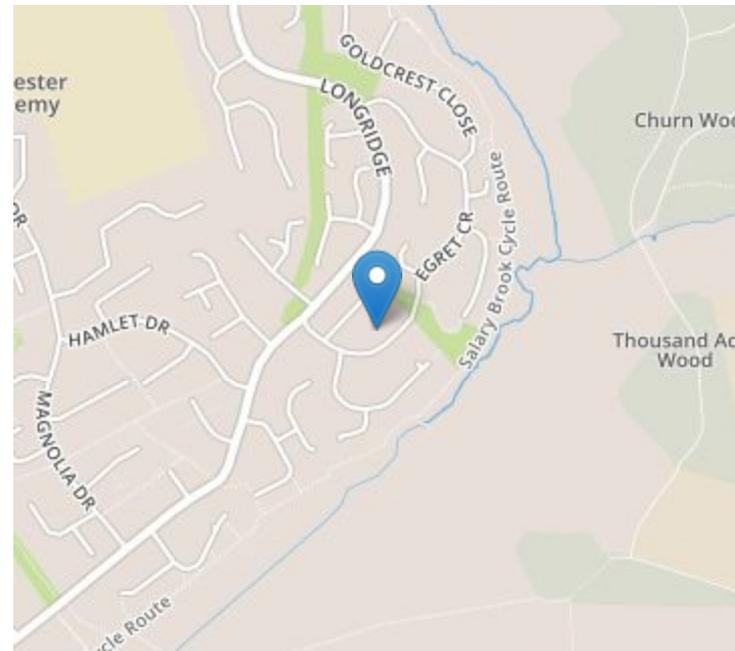
The secure garden can be accessed through a gate at the front of the property and a gate to the side of the property. The rear low maintenance garden comprises of a decked area with built in lighting, steps leading up to a lawn area with shrubs and raised flower beds, leading to a sun patio area and concealed garden shed with power connected. The decking area also leads to the shed at the side of the house with electricity connected which in turn leads to the rear of the garage. The garden is fully enclosed by wooden panelled fencing, with a gate to the side leading to a communal green.

Property Details.

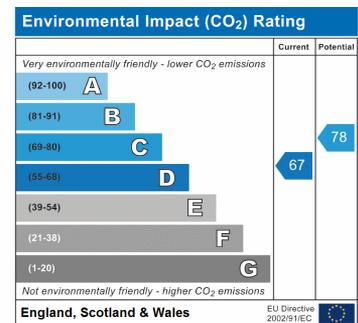
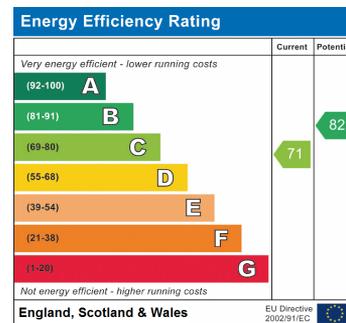
Floorplans



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.