



- An Excellent Upgraded & Improved Three Bedroom Detached Family Home
- Contemporary Open Plan Kitchen/Diner
- Downstairs W.C & First Floor W.C
- Living Room With Exposed Brick Feature Fireplace
- Large Master Bedroom
- Further Double Bedroom, & Sizeable Single Bedroom
- Tiled Family Bathroom Suite
- Boasting A Mature & Large Wrap-Around Garden (Backing On To A Cricket Club)
- Local Community Shop Close By
- Off Road Parking For Multiple Vehicles

54 Fingringhoe Road, Langenhoe, Colchester, Essex. CO5 7LB.

****Guide Price £425,000 - £450,000**** Upgraded and improved by the current owners to incorporate modern day family living, this excellent three bedroom detached house is situated in the South Colchester village of Langenhoe, nestled in a peaceful cul-de-sac position and backs on to a well-manicured cricket club. Offering generous living and bedroom space throughout, it presents itself as the ideal family home. A local community village run shop is also within walking distance, offering residents easy access to the everyday essentials.



Property Details.

Ground Floor

Entrance Porch/Conservatory (Style)

13' 6" x 6' 7" (4.11m x 2.01m) Entrance door, window to side and rear aspect, wood effect laminate flooring, door to:

Kitchen-Diner



20' 11" x 11' 8" (6.38m x 3.56m) Window to side aspect, patio doors to rear and side aspect, herringbone style Amtico flooring, variety of modern base and eye level fitted units with stone work surfaces over, inset five ring NEFF hob with contemporary extractor fan over, inset sink, drainer, 1/2 sink and mixer tap over, inset NEFF double oven/gill, space for American style fridge/freezer, washing machine and tumble dryer, drawers and larder style cupboards, spotlights, vertical radiator

Inner Hallway

Amtico wood effect floor, UPVC door to rear aspect, radiator, stairs to first floor, access and doors to:

Ground Floor Cloakroom

Geometric tiled floor, W.C, wash hand basin, radiator, inset spotlights, strip light, window to front aspect

Living Room



14' 5" x 12' 5" (4.39m x 3.78m) Window to front and rear aspect, wall mounted lights, communication points, feature exposed brick fireplace

First Floor

First Floor Landing

Stairs to ground floor, feature oversized window to front aspect, radiator, airing cupboard housing pressurised cylinder, doors to:

Master Bedroom



14' 7" x 11' 4" (4.45m x 3.45m) Windows to front and rear aspect, radiator

Property Details.

Bedroom Two



10' 2" x 10' 8" (3.10m x 3.25m) Windows to side and rear aspect, radiator

Bedroom Three



10' 9" x 7' 11" (3.28m x 2.41m) Window to rear aspect, radiator, feature wall panelling, storage cupboard, loft access above

Family Bathroom



Window to rear aspect, chrome wall mounted towel rail, wood effect laminate flooring, vanity wash hand basin, 'P-shape' bath with dual rain head, tiled walls, extractor, spotlights

First Floor W.C

Window to front aspect, stripped wooden floor, radiator, W.C

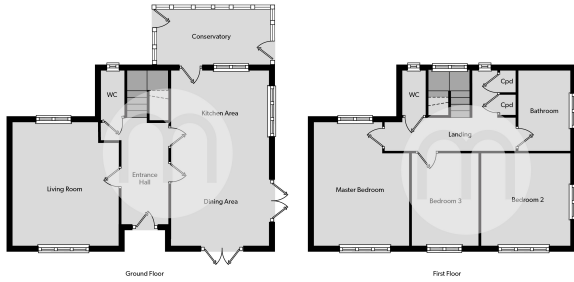
Outside, Garden & Parking



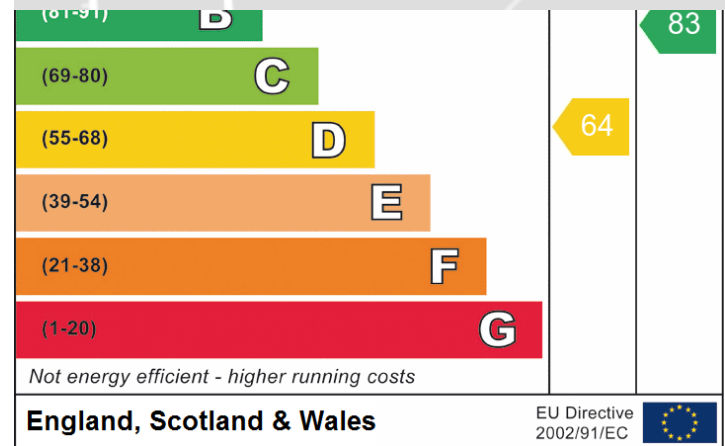
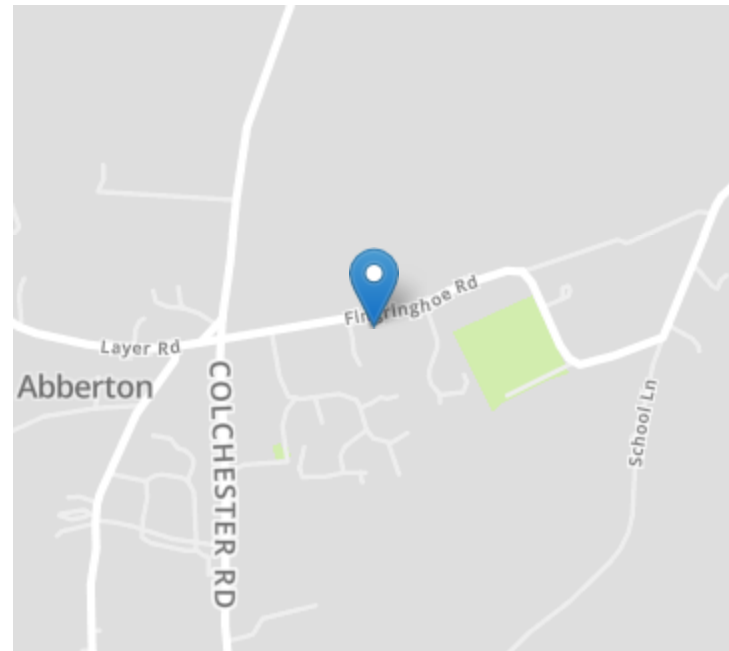
Outside, a stunning private and large rear garden is on offer and is featured in a wrap-around design - allowing for maximum sunlight. The garden features a large patio area, presenting itself as the ideal place for outdoor dining and seating furniture, with the remainder of the garden predominately laid to lawn and complimented with a central willow tree. In addition, a large and private driveway is positioned to the side of the property, providing off road parking for multiple vehicles.

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.