Egret Crescent, Longridge COLCHESTER CO4 3FP

william
h brown

welcome to

Egret Crescent, Longridge COLCHESTER

Occupying a GENEROUS PLOT on the SOUGHT-AFTER LONGRIDGE ESTATE this impressive DETACHED HOUSE offers VERSATILE ACCOMMODATION OVER THREE FLOORS making the PERFECT HOME FOR GROWING FAMILIES ideal situated for LOCAL SCHOOLS, various shops, bus routes and the A12/A120.

Entrance
The property is entered via the front door with obscure double glazed insets leading to:

Entrance Hall
Obscure glazed windows to the front and side aspects, radiator, stairs to the first and lower ground floors and doors leading to;

Living Room
Double glazed sliding patio doors to the rear (with Juliet balcony), window to the rear aspect, fireplace feature and two radiators.

Study/ Bedroom Five
Windows to the front and side aspects and a radiator.

Cloaks Cupboard
Formerly the cloakroom/WC (with plumbing available for connection), obscure glazed window to the side aspect, radiator and wooden flooring.

First Floor Landing
Window to the side aspect, access to the loft (part boarded), built-in airing cupboard (housing the water tank with shelving) and doors leading to;

Bedroom One
Window to the rear aspect, built-in wardrobe, radiator and a door leading to:

En-Suite Shower Room
Obscure glazed window to the front aspect, shower quadrant with adjustable shower head and mixer-tap, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring.

Bedroom Two
Window to the front aspect, fitted wardrobe and a radiator.

Bedroom Three
Window to the rear aspect, fitted wardrobe and a radiator

Bedroom Four
Window to the rear aspect, built-in wardrobe and a radiator.

Family Bathroom
Obscure glazed window to the front aspect, enclosed panel bath with mixer-tap and adjustable shower head, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, part tiled walls and tiled flooring.

Lower Ground Floor
Built-in understairs cupboard, radiator with decorative cover and doors leading to;

Kitchen/ Breakfast Room
Part glazed multi-paned side door (for access to the side path), two windows to the rear aspect, double bowl sink and drainer with mixer-tap inset to the hardwood worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, integral dishwasher, gas cooker point (with space for Range style cooker), cooker hood over, radiator (with decorative cover), tiled flooring and a door leading to:

Utility Room
Window to the side aspect, plumbing for a washing machine, radiator and tiled flooring.

Dining Room
Double glazed sliding patio doors opening onto the rear garden and a radiator (with decorative cover).

Cloakroom
Low level WC, wash hand basin, tiled splashbacks, radiator (with decorative cover and extractor fan.

Rear And Side Gardens
The rear and side gardens are partly paved with sleeper bordered raised flower beds and raised vegetable growing beds, wooden shed and external tap.

Integral Garage
Up-and-over door to the front, window to the rear with power and lighting connected.

Parking
The driveway can be found to the front of the property providing off road parking.

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Egret Crescent, Longridge COLCHESTER

- Four/Five Bedrooms
- Detached Family House
- Study/Fifth Bedroom
- En-Suite to the Master Bedroom
- Kitchen and Dining Room

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of

£450,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ110228

The Property Ombudsman

Property Ref:
CSJ110228 - 0005

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