



FOUR DOUBLE BED FAMILY HOME

Asking Price £475,000

FOUR DOUBLE BED FAMILY HOME, LODDERS WALK, COLCHESTER

DESCRIPTION

James Leigh Property Management is delighted to offer to the market this fantastic **four double bedroom semi-detached home** in South Colchester. Lodders Walk is a lovely address moments from Abbey Field and a 20 minute stroll into Colchester City Centre.

Approaching the front of the house, you'd think it was newly built and the recent addition of low black hooped wrought iron fencing and decorative slate make it stand out from surrounding homes. On entering the hallway you have access to the kitchen, the cloakroom, the study, the lounge and the stairs.

The modern kitchen boasts a bespoke Wentworth designer kitchen with a plethora of storage, complemented by two built-in Siemens IQ smart ovens and an induction hob, a Bosch dishwasher, an LG American fridge freezer and a Quooker - cold, hot, boiling - tap. A breakfast bar and a dining table nestled into the bay window complete the kitchen. The utility room, together with a sink, houses the washing machine and tumble dryer and gives access to the rear garden.

On the other side of the house is a study to the front and a comfortable living room with patio doors in the bay window to the rear. Ascending the stairs brings you to the landing with balustrades. Four good sized double bedrooms and a three piece family bathroom take up the 57 sq metres upstairs. The main bedroom hosts an en-suite shower room.

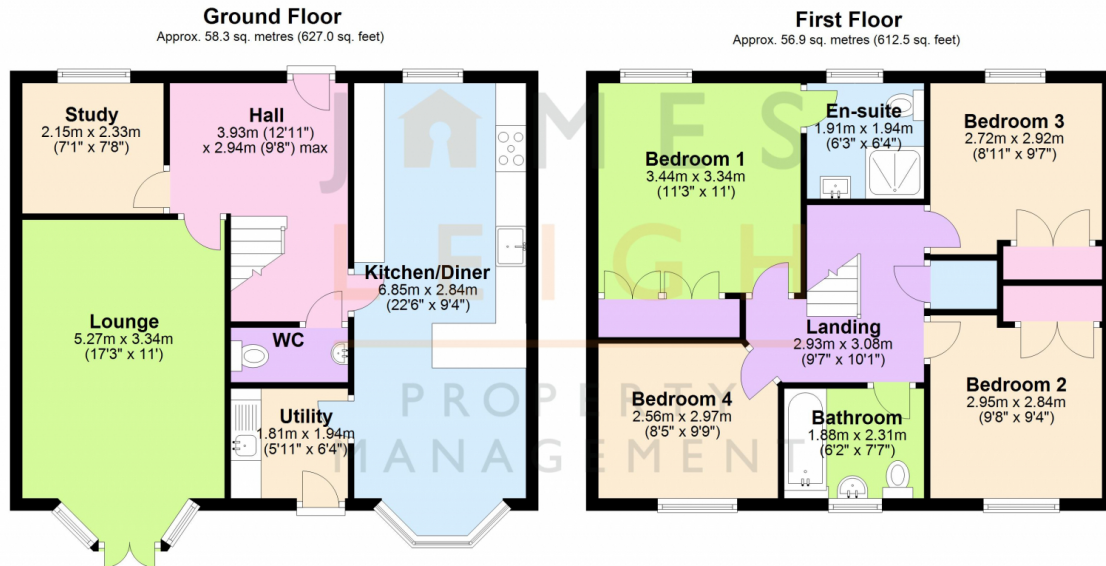
Outside the rear garden is laid to lawn with block paving and patio areas surrounding it. A newly installed garden pergola with four pull down sides, for al fresco dining and entertainment, features direct access to discrete power outlets.

Originally to the side of the house was a carport which has been converted to storage and a garden kitchen area. Parking for two cars is possible to the rear of the back fence accessed via an arch from Abbey Field View. If the car port was restored back to its original use then there would be parking for four plus vehicles.

For the techies: The property has recently had connection to modern fibre with the service (FTTP) providing speeds of up to 1gb/1gb. Standard fibre based broadband services (FTTC) are available too - supporting speeds of up to 75mb.



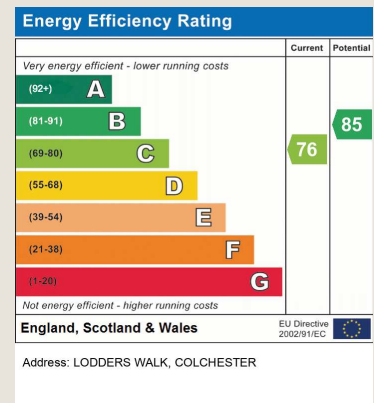




Total area: approx. 115.2 sq. metres (1239.5 sq. feet)

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices We can arrange a Market Appraisal through our national network of estate agents.

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