



Asking Price £475,000

TENURE : FREEHOLD

LODDERS WALK, COLCHESTER

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 2

Lovely four double bedroom house

Modern well-equipped kitchen

Well-presented throughout

Quiet location

James Leigh Property Management
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Website: www.jlpm.co.uk



James Leigh Property Management is delighted to offer to the market this fantastic **four double bedroom semi-detached home** in South Colchester. Ladders 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.

PROPERTY DETAILS

Lounge: 5.27m x 3.34m (17'3" X 11')

Kitchen / Diner: 6.85m x 2.84m (22' 6" x 9' 4")

Utility Room: 1.81m x 1.94m (5' 11" x 6' 4")

Study: 2.15m x 2.33m (7' 1" x 7' 8")

Hall: 3.93m x 2.94m (12' 11" x 9' 8")

Main Double Bedroom: 3.44m x 3.34m (11' 3" x 11')

Second Double Bedroom: 2.95m x 2.84m (9' 8" x 9' 4")

Third Double Bedroom: 2.72m x 2.92m (8'11" x 9' 7")

Fourth Bedroom: 2.56m x 2.97m (8' 5" x 9' 9")

Tenure: Freehold

Council Tax Band: E (£2,458 p/yr)

EPC rating: C

OTHER FEATURES

Gas Central Heating

Double glazed with integrated blinds

Nest heating thermostat control

Google/Nest smoke and CO detectors

Eufy doorbell and security cameras

Philips Hue outside spot lights

Fibre 2 broadband

Satellite connections into kitchen / lounge / study / main bedroom

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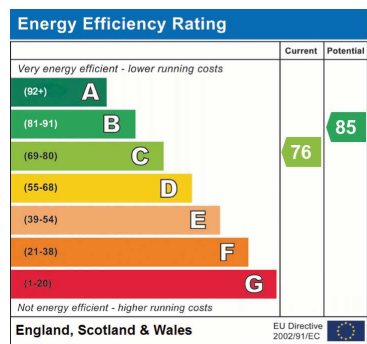


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