



# 2 bedroom Detached House located in Langenhoe.

Offers In Excess Of  
**£390,000**

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# Laurels Pyefleet View Langenhoe Colchester CO5 7LD



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EPC

TBC



## FULL DESCRIPTION

### THE HOME

If you are looking for a rare opportunity to own a newly built home in a peaceful village setting, look no further than this two bedroom detached property in Langenhoe. Located in a private cul-de-sac, this home offers a tranquil lifestyle with the convenience of being close to Colchester's city centre and Mersea Island.

As you enter the property, you will find a hallway with a downstairs cloakroom and stairs to the first floor. The kitchen/diner is a highlight of the home, featuring an array of fitted units, work tops, and space for utilities. The french doors open onto the side garden, creating a seamless indoor-outdoor flow. The lounge is a bright and airy space, with windows on both the front and side aspects, allowing plenty of natural light in.

Upstairs, there are two double bedrooms, both with ample storage space. The family bathroom is well-appointed, with a bath and a separate shower cubicle.

Outside, the property benefits from a driveway that leads to the garage, which needs some finishing touches. There are also two garden areas on either side of the home, one with shingle and a patio area, and the other with lawn and mature trees. Both gardens are enclosed by hedging, offering privacy and security.

This property is ideal for anyone looking for a new home in a quiet village location, with easy access to amenities and activities. Langenhoe is a charming village, approximately four miles south of Colchester, where you can find shops, restaurants, facilities, and both railway stations. Mersea Island is also nearby, offering a range

of water sports, such as sailing, wind surfing, and wake boarding, as well as fishing and crabbing for children. You can also enjoy an excellent fish restaurant on the island.

Don't miss this chance to own this unique property in Langenhoe. Contact us today to arrange a viewing.

## MEASUREMENTS

### Ground Floor

Entrance Hall

Cloak room

1.78m x 0.79m (5' 10" x 2' 7")

Lounge

3.77m x 3.70m (12' 4" x 12' 2")

Kitchen/Dining Room

5.00m x 2.94m (16' 5" x 9' 8")

First Floor

Landing

Principal Bedroom

3.79m x 3.70m (12' 5" x 12' 2")

Second Bedroom

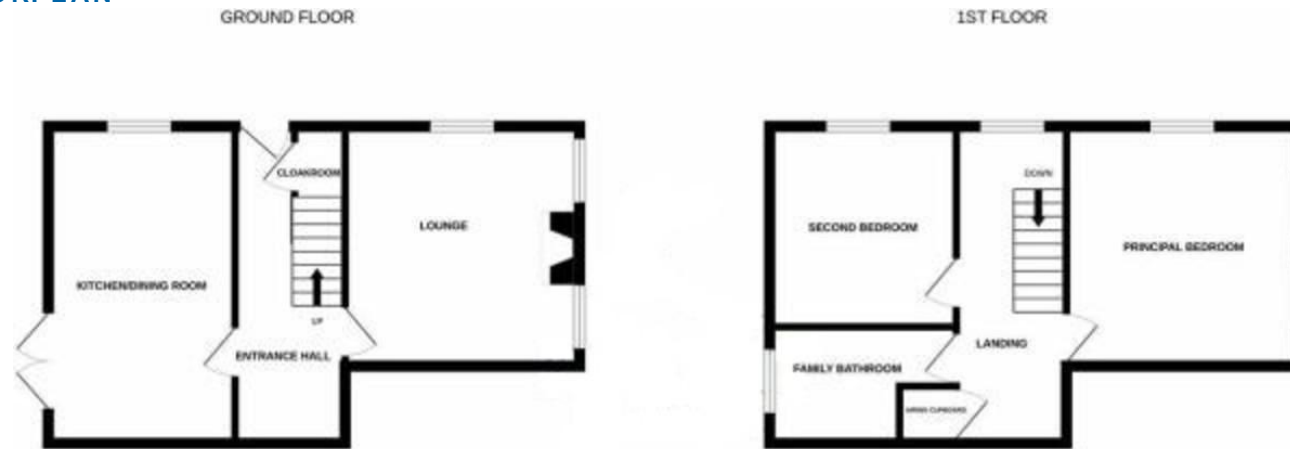
3.17m x 2.92m (10' 5" x 9' 7")

Family Bathroom

3.14m x 1.95m (10' 4" x 6' 5")



## FLOORPLAN



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

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