



**4 bedroom
Detached
House located
in Colchester.**

Guide Price
£300,000 - £335,000

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JOHN ALEXANDER
ESTATE AGENTS

Launceston Close Colchester CO2 8UR

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £300,000 to £350,000

Welcome to your new home in Launceston Close, a charming detached residence nestled in a quiet and convenient neighbourhood. This property presents a comfortable living space with four bedrooms, a large lounge/dining room and conservatory ideal for families or professionals seeking a blend of tranquillity and accessibility. Its proximity to transport links ensures easy travel to surrounding areas, making it a desirable location for both work and leisure.

STEP INSIDE

On the ground floor, enter through a welcoming hall that leads to a spacious lounge/diner area, ideal for relaxation or entertaining guests.

The kitchen is conveniently located adjacent to the dining area, providing easy access for serving meals. A bright conservatory extends from the lounge, offering additional living space filled with natural light. Also on this level is a cosy bedroom, which provides flexibility for guests or a home office, along with a thoughtfully positioned wet room to complement an active lifestyle.

On the first floor, you'll find a spacious primary bedroom that serves as a serene retreat with ample space for furniture and storage. Two additional bedrooms offer versatility, perfect for family members or additional workspace. A modern shower room caters to the upper floor, ensuring comfort for all residents. This property embodies a perfect balance of functionality and elegance, offering a thoughtfully planned living space

with all the amenities needed for a peaceful and enjoyable lifestyle.

Entrance Hall : 4' 9" x 3' 1" (1.47m x 0.96m)
Downstairs Bedroom : At 12' 4" x 7' 10" (3.77m x 2.40m)
Downstairs Wet Room : 7' 11" x 3' 3" (2.42m x 1.01m)
Lounge/Diner : 22' 10" x 19' 5" (6.97m x 5.94m)
Kitchen : 10' 7" x 7' 0" (3.23m x 2.14m)
Conservatory : 10' 8" x 8' 8" (3.26m x 2.66m)
First Floor Landing : 7' 7" x 7' 4" (2.32m x 2.24m)
Primary Bedroom : 12' 7" x 10' 6" (3.85m x 3.21m)
Bedroom Two : 10' 7" x 10' 2" (3.23m x 3.12m)
Bedroom Three : 9' 8" x 7' 8" (2.97m x 2.34m)
Shower Room : 7' 6" x 5' 4" (2.31m x 1.64m)

STEP OUTSIDE

The property boasts a private, enclosed rear garden, providing a perfect space for relaxation and outdoor activities. It includes convenient side access on both sides of the house. At the front, you'll find a spacious brick-paved driveway, large enough to comfortably accommodate at least two medium-sized vehicles.

THE LOCATION

The property is situated in a peaceful residential area known for its community atmosphere. Residents enjoy proximity to excellent schools, diverse shopping options, and beautiful parks. The area provides convenient access to public transportation, making it easy to travel to surrounding locations and beyond and is an ideal location for families and professionals alike.



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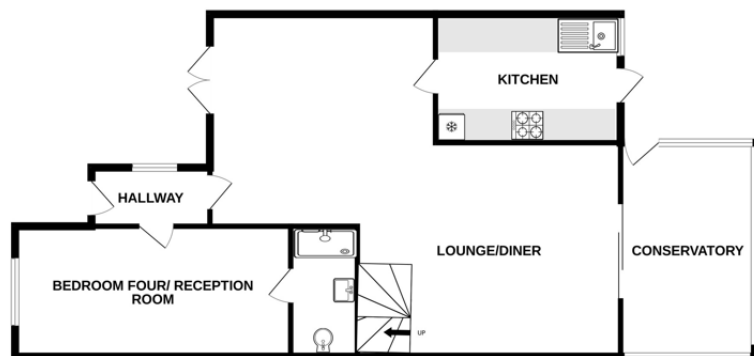
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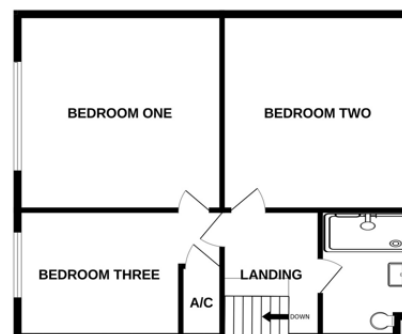


FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst 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

CONTACT

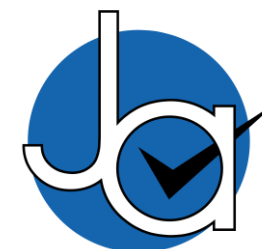
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