



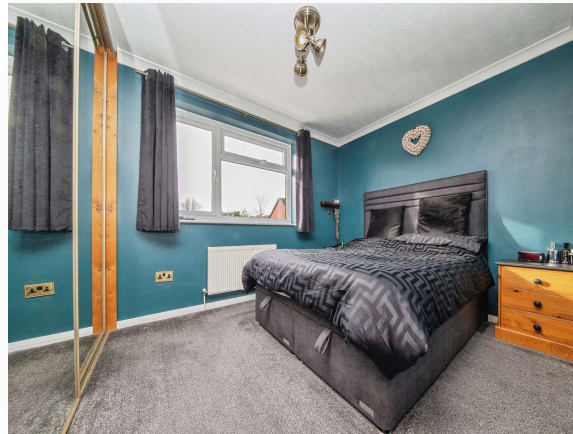
**Woodpecker Close, Longridge, Colchester, CO4 3FF**



**welcome to**

**Woodpecker Close, Longridge, Colchester**

This impressive DETACHED FAMILY HOUSE provides GENEROUS ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Nestled in a SOUGHT-AFTER CUL-DE-SAC on the popular LONGRIDGE ESTATE the property is ideal for LOCAL SCHOOLS, various amenities, BUS ROUTES and the A12/A120. Early viewing is highly recommended.



### **Entrance**

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

### **Entrance Hall**

Two built-in cupboards, built-in under-stairs cupboard, laminate flooring, stairs rising to the first floor and doors leading to;

### **Living Room**

Double glazed French doors opening onto the rear garden, double glazed window to the front aspect (with shutters), chimney breast, log burner with tiled hearth and two radiators.

### **Kitchen**

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral fridge, freezer and dishwasher, plumbing for a washing machine, Rangemaster double oven/grill and five-ring gas hob, cooker hood over and a radiator.

### **Dining Room**

Double glazed window to the front aspect and a radiator.

### **Cloakroom**

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer-tap and cupboard under, tiled splashbacks and a radiator.

### **First Floor Landing**

Double glazed window to the rear aspect, access to the loft (part boarded with a loft ladder), built-in airing cupboard (housing the water tank with shelving) and doors leading to;

### **Bedroom One**

Double glazed window to the rear aspect, fitted wardrobes with mirror-fronted sliding doors and a radiator.

### **Bedroom Two**

Double glazed window to the front aspect and a radiator.

### **Bedroom Three**

Double glazed window to the rear aspect and a radiator.

### **Bedroom Four**

Double glazed window to the front aspect, fitted wardrobe and a radiator.

### **Shower Room**

Obscure double glazed window to the front aspect, walk-in double shower cubicle with adjustable shower head/mixer-tap and waterfall shower head over, wash hand basin with mixer-tap and cupboard under, low level WC, heated towel rail, part tiled walls and tiled flooring.

### **Rear Garden**

The privately enclosed rear garden is mainly laid to lawn with a paved patio area and pergola, further decked patio, wooded shed to the rear and further access via the front gate and side path.

### **Garage**

Up and over door to the front, door to the side with power and lighting connected.

### **Driveway**

The block paved driveway can be found to the front of the property providing off road parking for a number of vehicles.



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## Woodpecker Close, Longridge Colchester

- Four Bedrooms
- Detached Family House
- Kitchen and Dining Room
- Modern Shower Room
- Attractive Rear Garden

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

**£430,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109910 - 0004

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