

oakheart

£325,000

Offers In Excess Of
Bullfinch Close, Colchester

This detached three-bedroom family home is nestled on a quiet cul-de-sac within the highly desirable Longridge development. Offering a perfect blend of modern living and outdoor space, the property features a stylish kitchen/diner overlooking the garden, a bright lounge with a charming multi-fuel burner set into a stone fireplace, and a spacious conservatory with French doors leading to the rear garden.

The ground floor also includes a convenient WC and a welcoming

entrance hall with a handy storage cupboard. Upstairs, the three well-proportioned bedrooms are complemented by a beautifully appointed family bathroom.

Outside, the property enjoys generous gardens to both the front and rear. The front garden is laid to lawn, with a pathway leading to the front door, while the driveway provides off-road parking and leads to a single garage with an up-and-over door. An additional brick-paved parking space is available beside the

driveway. The rear garden is enclosed by timber fencing and features a decked seating area, ornamental trees and shrubs, and a timber shed for storage. Predominantly laid to lawn, it offers ample space for relaxation or play.

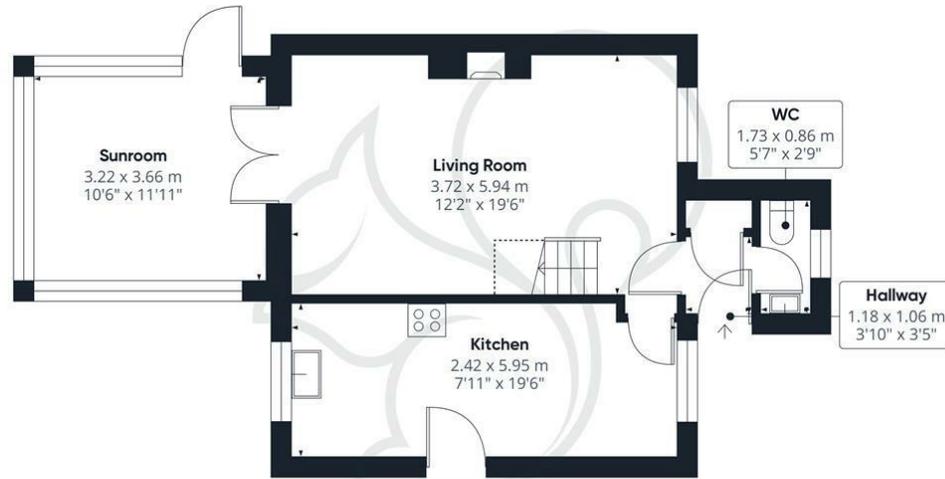
With its modern interiors, excellent outdoor areas, and prime location on the ever-popular Longridge development, this home is ideal for families seeking both comfort and convenience.











Ground Floor



Floor 1

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Approximate total area⁽¹⁾

84.75 m²
912.23 ft²

Reduced headroom

1.11 m²
11.9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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