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£500,000

Guide Price

Foundry Lane, Copford



Guide Price £500,000 - £525,000

Situated on Foundry Lane in the highly sought-after village of Copford, this spacious and well-presented four-bedroom, two bathroom detached family home offers over 1,500 sq ft of versatile living accommodation, ample off-road parking, and excellent access to local amenities, schools, and transport links.

Ideally positioned for convenient access to highly regarded local primary schools, Stane Retail Park, the A12, and Marks Tey Station with direct services to London Liverpool Street, this impressive home is perfectly suited to modern family living.

Upon entering, the welcoming entrance hall leads to a downstairs cloakroom and a versatile study/playroom, created from a garage conversion and ideal for home working, children's play space, or an additional reception room. The spacious living room provides an excellent space for relaxation, while the impressive open-plan kitchen/dining room offers an abundance of worktop and cupboard space, creating a superb hub for everyday family life and entertaining. French doors open directly onto the rear garden, and a separate utility room provides additional practicality with access to the side passage.

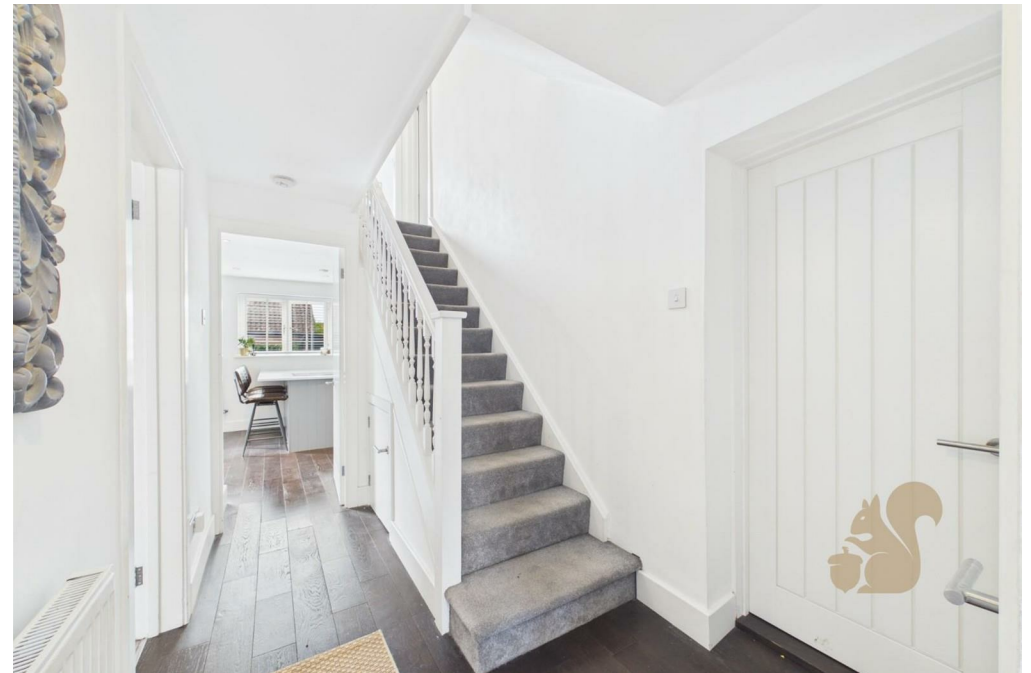
The first floor comprises a generous landing with loft access and a built-in storage cupboard. The principal bedroom benefits from a built-in wardrobe and an en-suite shower room, while three further well-proportioned double bedrooms are served by a recently renovated contemporary family bathroom.

Externally, the property enjoys a good-sized enclosed rear garden featuring a patio seating area, lawn, and storage shed, providing an ideal outdoor space for families and entertaining. Side access leads to the front of the property, where a substantial driveway provides ample off-road parking for multiple vehicles.

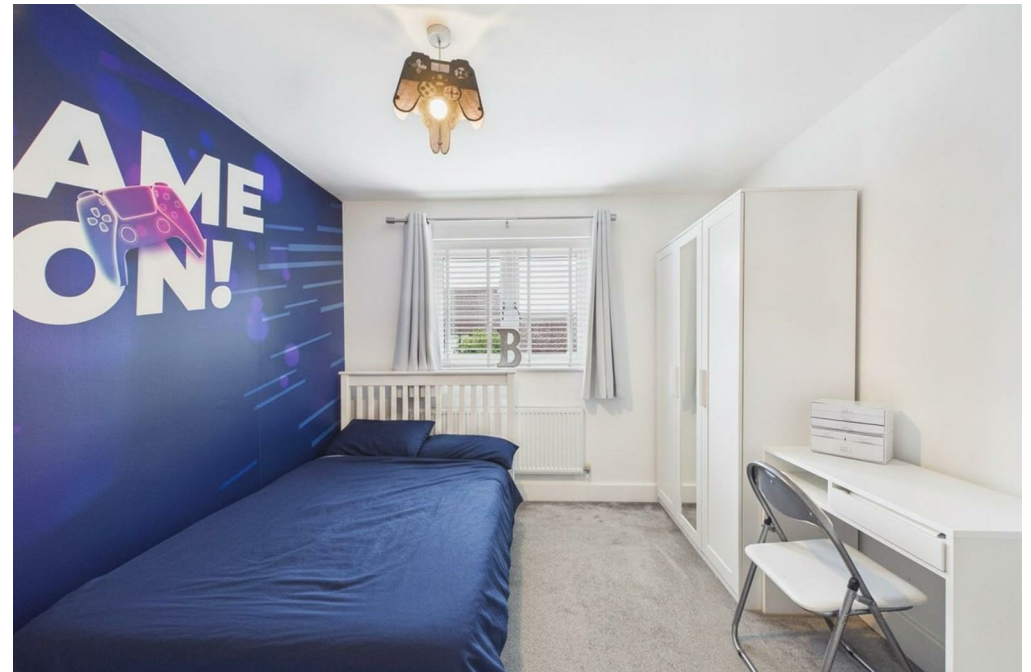
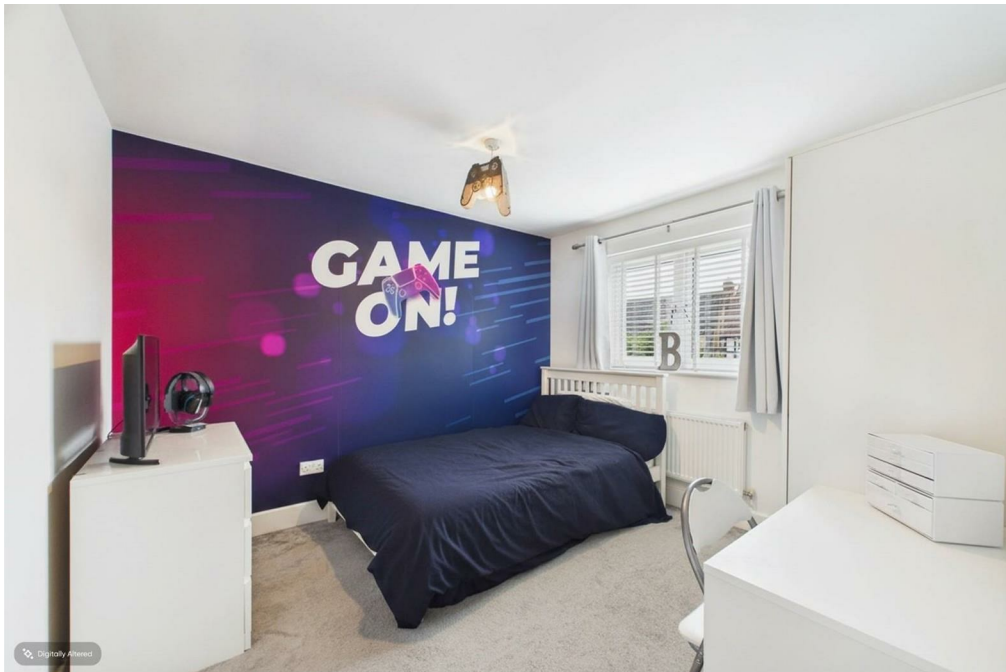
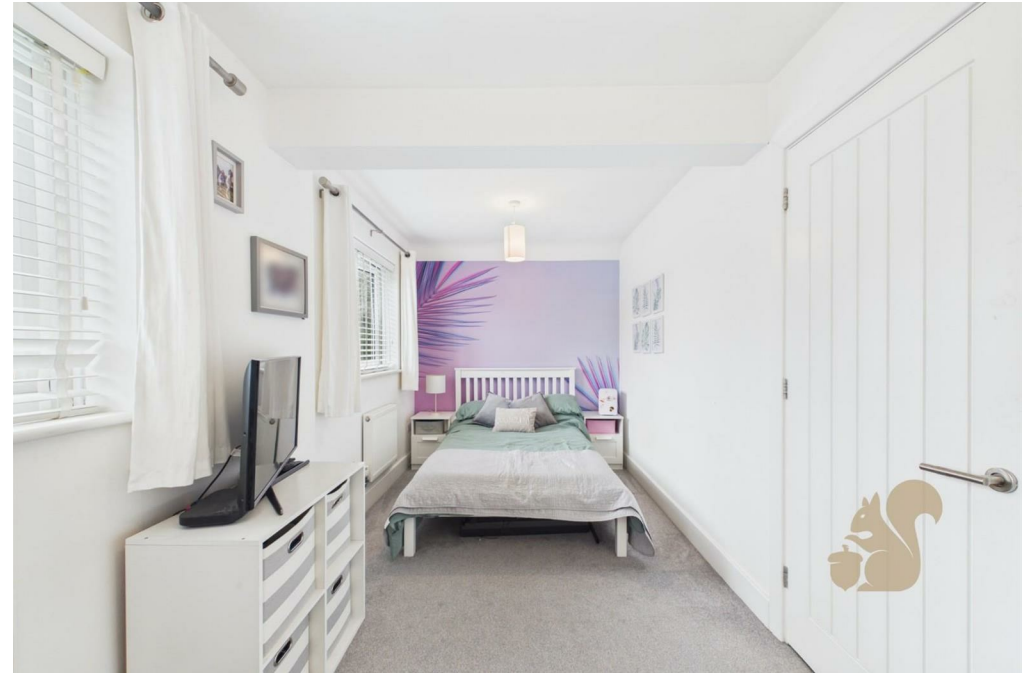
This excellent family home combines generous accommodation, modern presentation, and a highly desirable village location, making it an ideal purchase for growing families



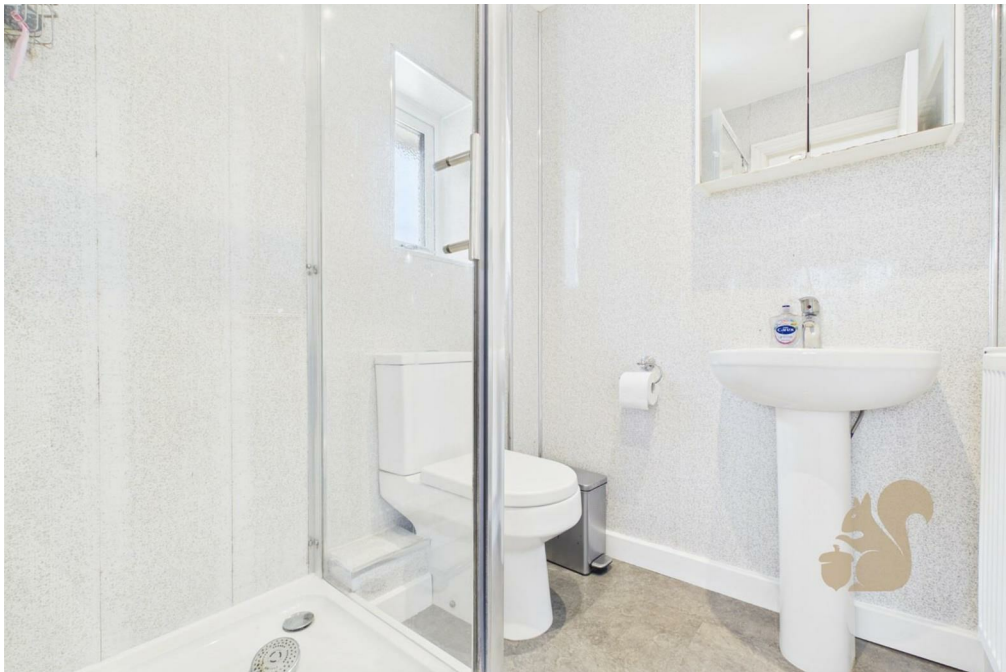






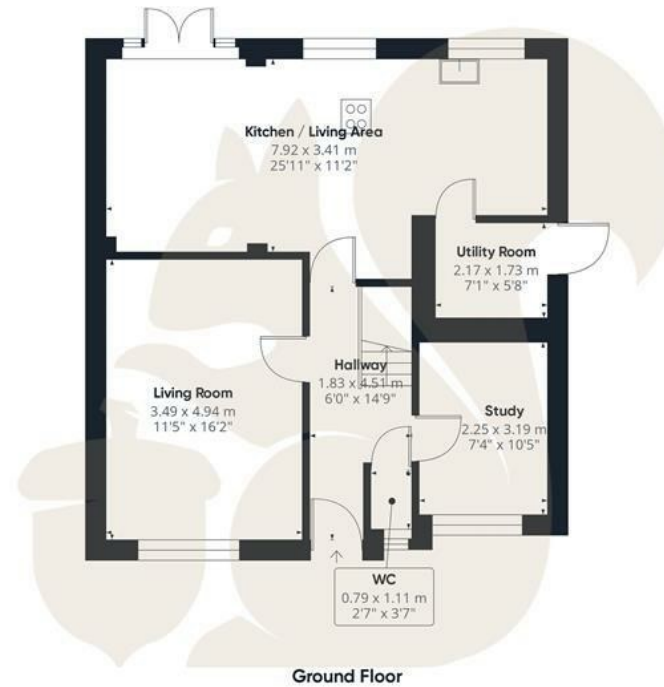








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GLA⁽¹⁾

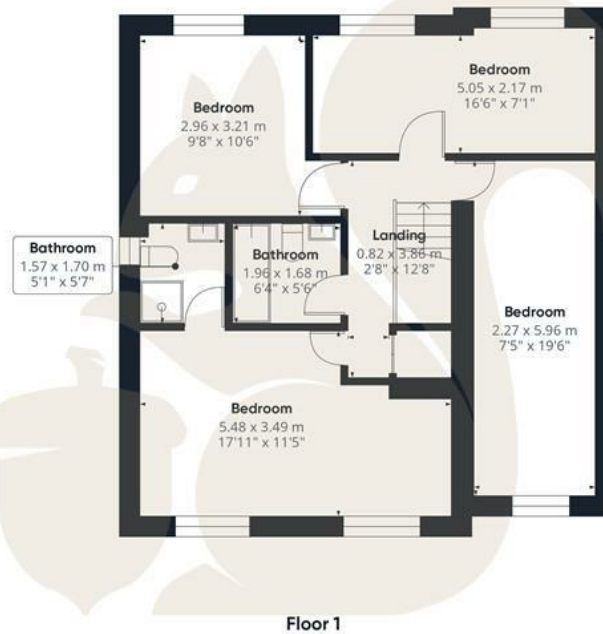
140.36 m²

1510.79 ft²

Total

140.36 m²

1510.79 ft²



(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

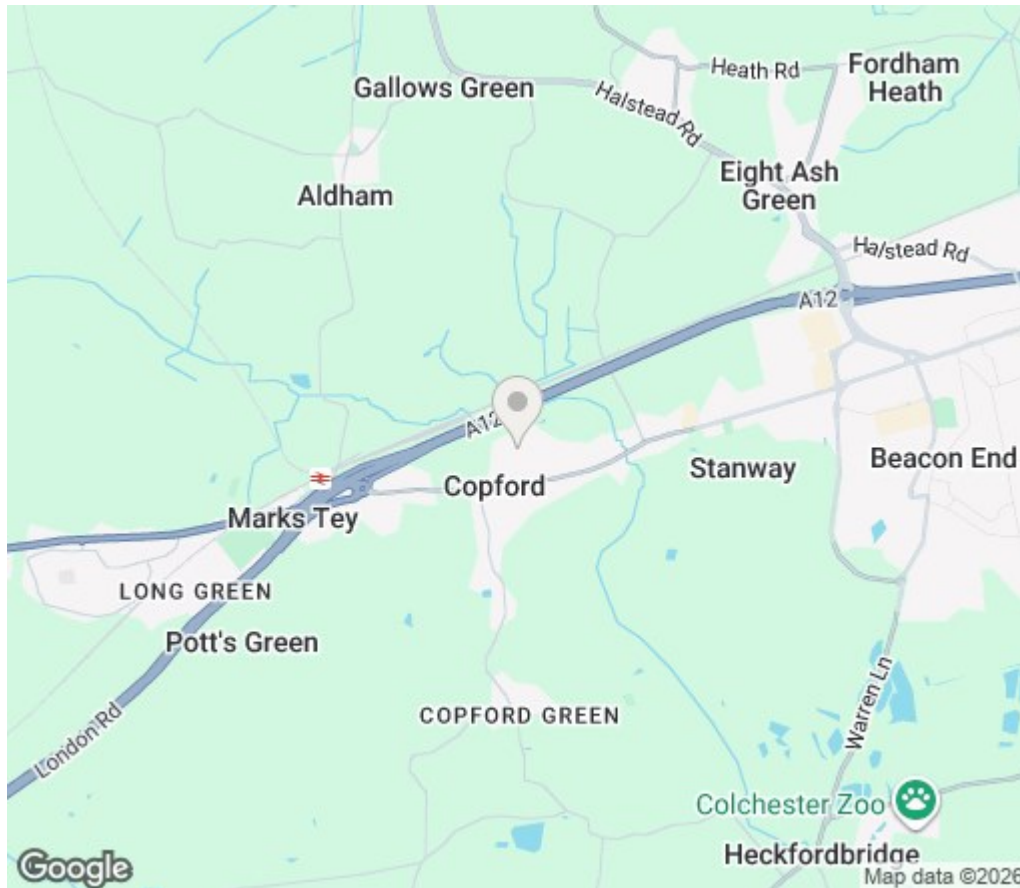
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Local Authority:
Colchester City Council

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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