

oakheart



£700,000

Offers In Excess Of  
Eastwood Drive, Highwoods



Welcome to this spacious and inviting 5-bedroom detached extended property, situated on the sought-after Eastwood Drive in Highwood, just to the north of Colchester. Tucked away from the main road in a peaceful cluster of four houses, this home offers both tranquillity and convenience.

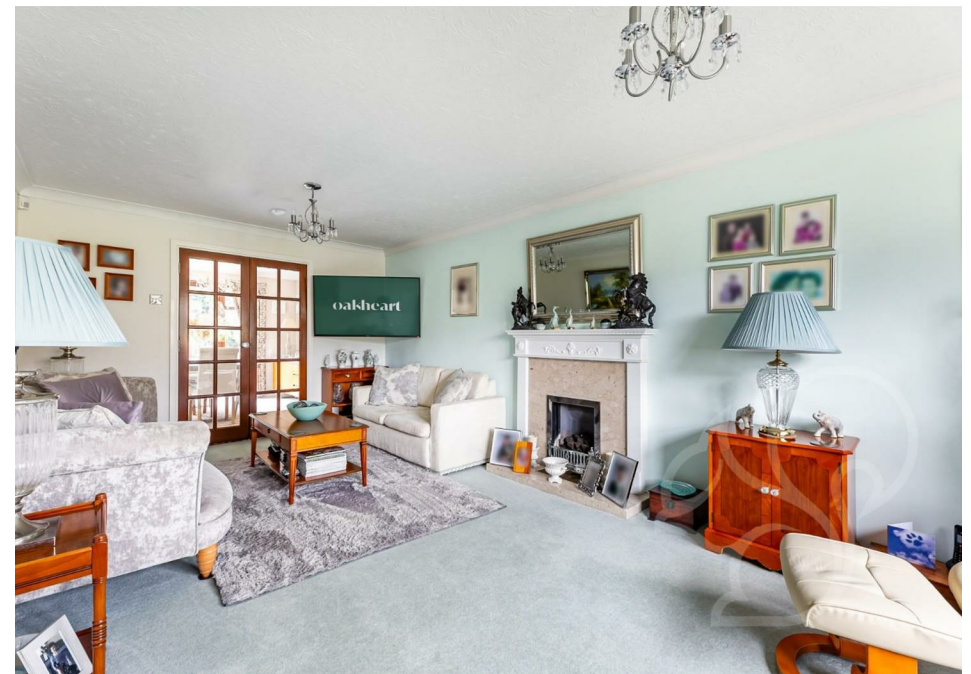
Upon entering, you're greeted by a welcoming lounge, featuring double doors that lead seamlessly into a dining room, creating an ideal space for entertaining. The kitchen diner is generously proportioned, complemented by a convenient utility room and a W/C for added practicality. One of the garages has been thoughtfully converted into a snug room, offering versatility in living space.

Ascending to the first floor, you'll discover five bedrooms, with the principal bedroom boasting an ensuite shower room and a built-in wardrobe for added convenience. Two additional bedrooms also feature built-in wardrobes, while a well-appointed family bathroom serves the remaining bedrooms.

Adding to the property's appeal, a secondary staircase accessed from lobby off the utility room leads to a versatile extension. with a further W/C. This space includes an open-plan area currently utilized as a gym, an office space at the front, and a separate room at the rear, previously utilized for a home business, offering endless possibilities for customization to suit your lifestyle needs.

Externally, the property boasts a beautifully landscaped southeast-west garden, providing the perfect setting for outdoor relaxation and al fresco dining. Ample off-road parking is available, supplemented by a garage for secure vehicle storage or additional storage space.

In summary, this property on Eastwood Drive presents an exceptional opportunity to acquire a spacious family home in a desirable location, offering an abundance of living space both indoors and out, alongside the potential for versatile usage to accommodate a variety of lifestyle preferences.























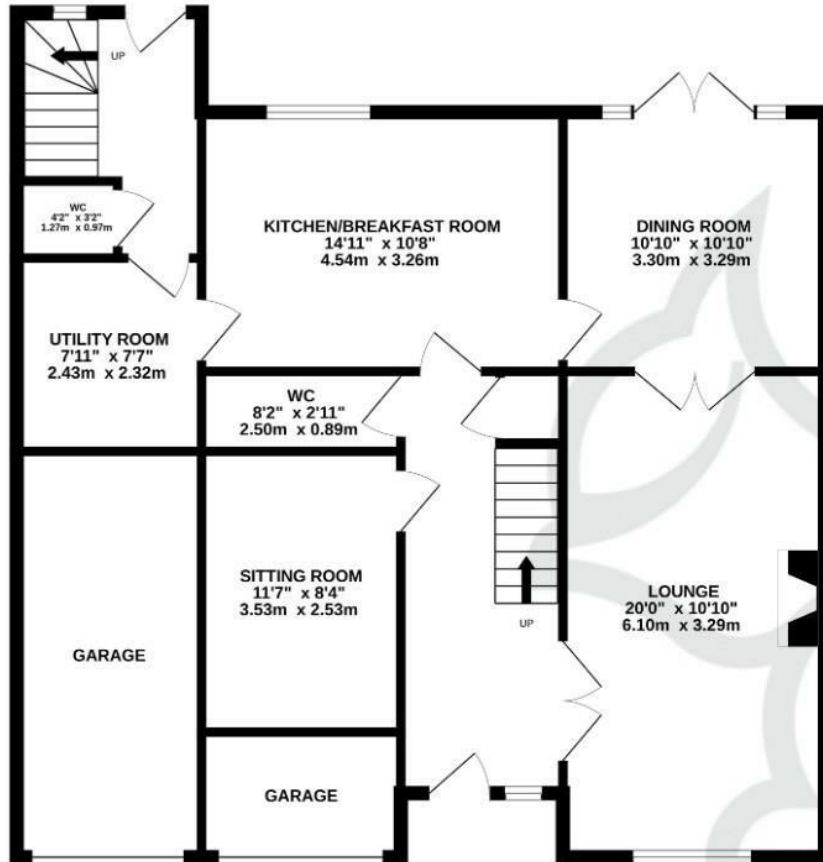




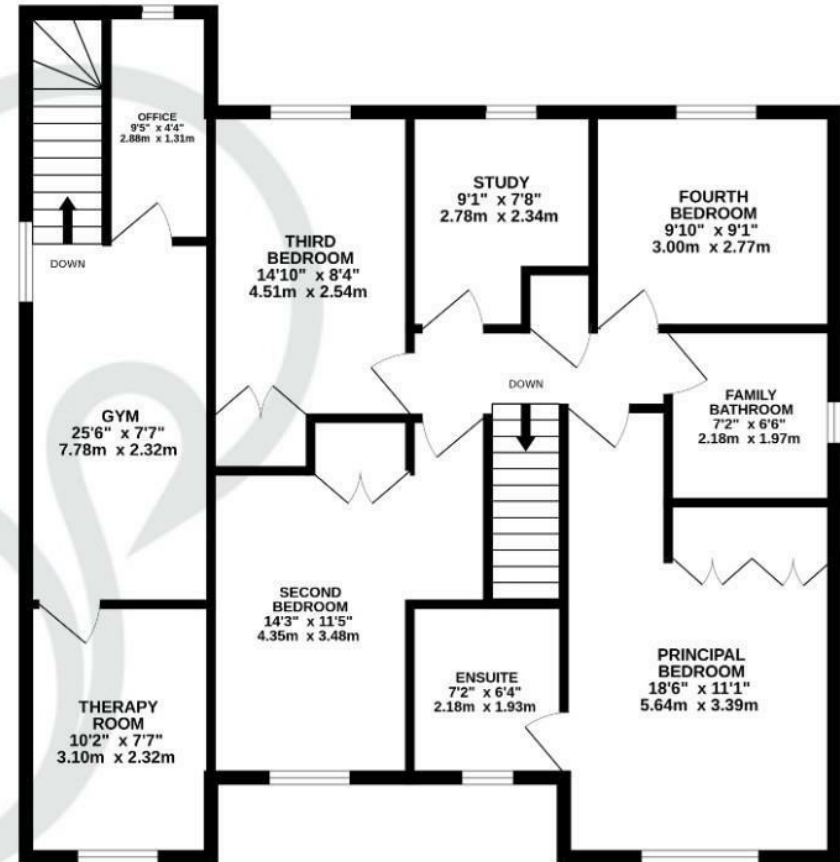




**GROUND FLOOR**  
1030 sq.ft. (95.7 sq.m.) approx.



**1ST FLOOR**  
1006 sq.ft. (93.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2036 sq.ft. (189.1 sq.m.) approx.**

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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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
F



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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