

oakheart

£425,000

Guide Price
Berechurch Hall Road, Colchester



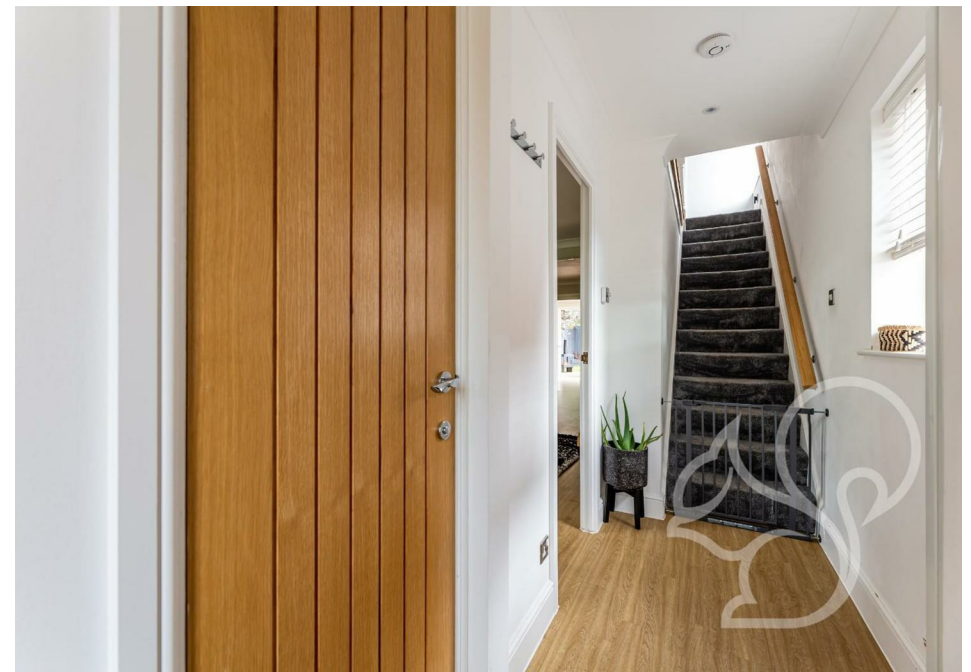
Guide Price: £425,000 - £450,000.

A modern four-bedroom, two-bathroom extended detached family home nestled in the desirable South West of Colchester. Offering not just a place to live but a lifestyle, this property boasts convenient access to schools, local amenities, and transport links.

As you step into the ground floor, you're greeted by an inviting entrance hall, where to your left lies a convenient WC. The spacious open lounge diner is perfect for entertaining, leading seamlessly to the modern kitchen, complete with ample work and cupboard space, integrated appliances, and French doors that open out to the enclosed rear garden, bringing the outside in and providing an ideal space for al fresco dining or relaxation.

Ascending to the first floor, you'll find a well-appointed landing leading to the heart of relaxation and comfort. The impressive principal bedroom steals the show, featuring a Juliette balcony, vaulted ceiling adorned with beams, and a modern en-suite bathroom. Accompanying this luxurious space are the second and third bedrooms, with the third boasting built-in wardrobes for added convenience. The fourth bedroom offers additional storage space with its own cupboard. Completing this level is the fully tiled family bathroom, offering both style and functionality.

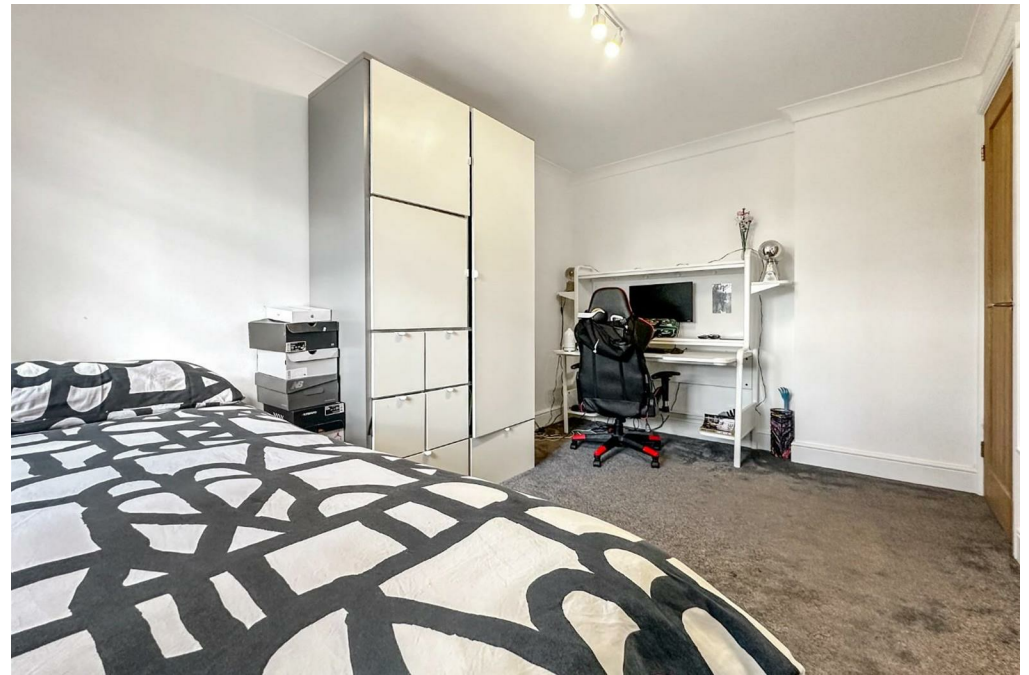
Step outside into the spacious enclosed rear garden, where a blend of patio and lawn creates the perfect setting for outdoor enjoyment and relaxation. Access into the garage, equipped with power, adds to the practicality of this home. The paved driveway offers ample parking for multiple vehicles, ensuring convenience for residents and guests alike.









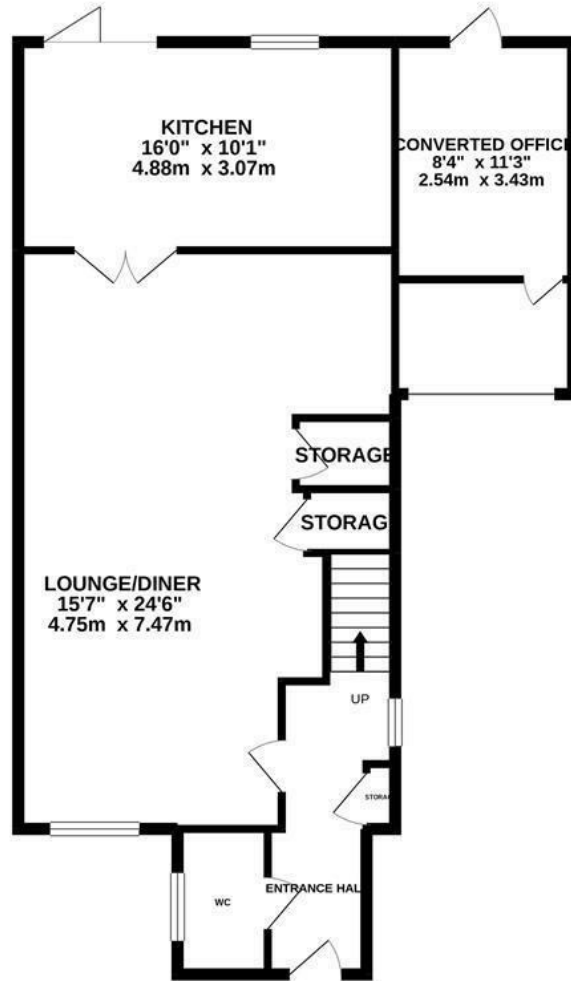








GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
948 sq.ft. (88.1 sq.m.) approx.



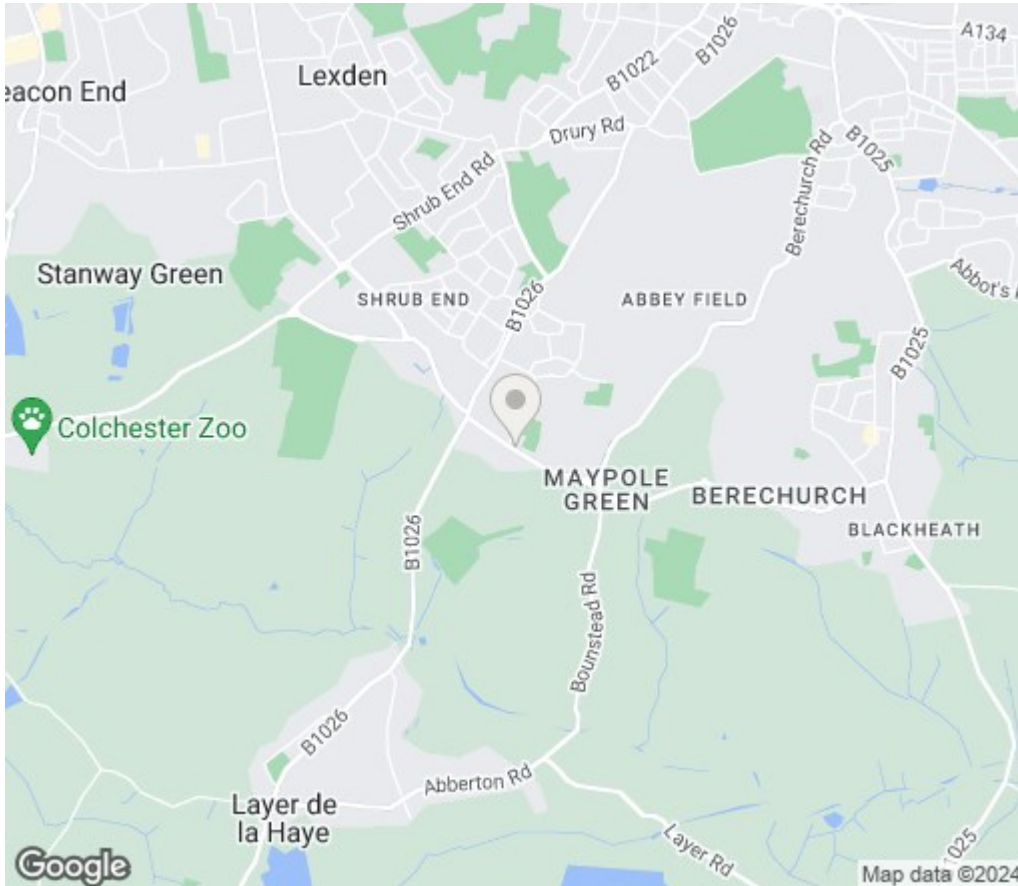
TOTAL FLOOR AREA : 1853 sq.ft. (172.2 sq.m.) approx.

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.
Made with Metropix ©2020


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	62	
(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.

oakheart

Oakheart Colchester

01206 803 308

colchester@oakheartproperty.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ