

oakheart

REDMILL

£475,000

Guide Price
Redmill, Colchester



Guide Price: £475,000 - £500,000

Situated on the desirable Redmill in Colchester, this four bedroom detached property offers an exciting opportunity for buyers looking to put their own stamp on a tremendously spacious family home. While in need of some modernisation, the generous room sizes and excellent living spaces provide a true blank canvas to create a dream home through refurbishment and renovation.

On the ground floor, you are welcomed by a bright and inviting entrance hall that leads into the incredibly spacious living

accommodation. The generously sized lounge is filled with natural light from large windows and patio doors that open out to the rear garden - the perfect space for entertaining guests or simply relaxing as a family. There is also a separate dining room, ideal for hosting dinner parties and celebratory gatherings.

The kitchen is situated toward the front of the property and offers access to the rear garden via a handy utility room. With some updating, this space could be transformed into the true heart of the home. Completing this level is a conveniently located ground floor WC.

One of the key highlights of this home is the sumptuous principal bedroom suite on the first floor. This expansive room not only features built-in wardrobes for excellent storage but also benefits from an en-suite bathroom, offering the perfect start and end to the day in pure comfort and privacy. There are three further double bedrooms on this floor, all generously proportioned, plus a modern family bathroom.

Externally, this property enjoys a beautifully secluded wrap-around garden that is mostly laid to lawn. Adding to the outdoor appeal is a greenhouse and hidden section at the rear, offering a tranquil retreat to sit and enjoy peace and privacy.



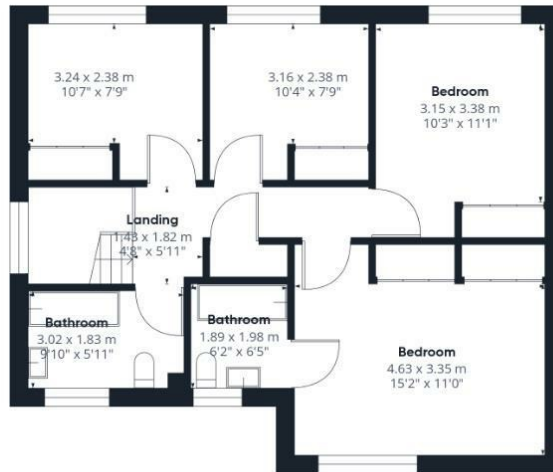








Ground Floor



Floor 1

Approximate total area⁽¹⁾

137.56 m²
1480.69 ft²

Reduced headroom

0.09 m²
0.97 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(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.

Oakheart Colchester
01206 803 308
colchester@oakheartproperty.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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