

oakheart

£350,000

Guide Price  
Plume Avenue, Prettygate

Guide Price: £350,000 - £375,000.

A spacious three-bedroom semi-detached family home nestled in the sought-after Prettygate location, renowned for its excellent schools, local conveniences, and easy transport links.

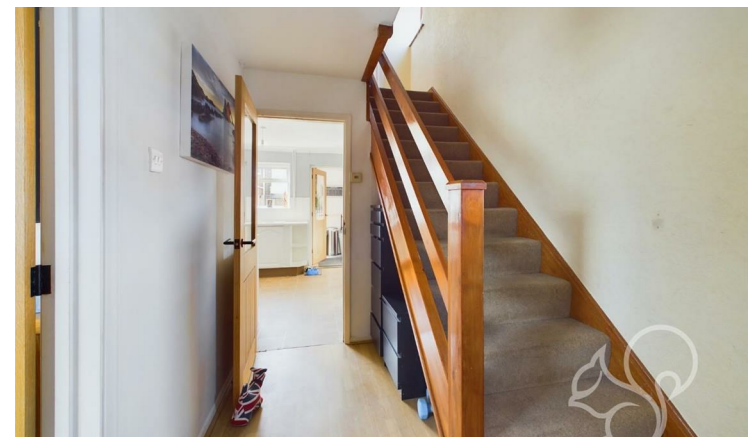
Upon entering the property, you are greeted by a welcoming porch leading into an inviting entrance hall, setting the tone for the warmth and comfort this home offers. The ground floor

boasts a generously proportioned living room featuring a cozy fireplace, perfect for gatherings or relaxing evenings. Adjacent is the well-appointed kitchen, providing ample space for culinary creations, while the dining room offers a delightful setting for family meals. Completing the ground floor is a convenient utility room and WC, catering to modern family living needs.

Ascend to the first floor via the landing, where you'll find two spacious double bedrooms, both offering comfortable retreats

for rest and relaxation. Additionally, there's a further bedroom, providing versatility to accommodate various lifestyle needs. A well-equipped family bathroom completes this level, offering a haven for relaxation and rejuvenation.

Outside, the property features a generous garden comprising a mix of patio and lawn areas, perfect for outdoor entertaining or enjoying alfresco dining during warmer months. A garage with garden and front access provides convenient storage solutions, while the driveway offers ample off-road parking for multiple vehicles.











Ground Floor



Floor 1

**oakheart**

**Approximate total area<sup>m</sup>**

89.74 m<sup>2</sup>  
965.95 ft<sup>2</sup>

**Reduced headroom**

1.42 m<sup>2</sup>  
15.33 ft<sup>2</sup>

(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:**  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

**oakheart**