

oakheart



£400,000

Guide Price

Goldcrest Close, Colchester

01206 803 303
oakheart
for sale



Guide Price: £400,000 - £425,000.

This spacious four-bedroom detached residence is situated within the highly sought-after Longridge estate, offering ample living space and desirable features. The property boasts a split-level rear garden, a garage, and a sizable driveway.

Entering through a modest porch, you step into an inviting entrance hall. To the right, the lounge welcomes you with a large front-facing window and double doors leading to the open-plan kitchen/diner at the rear. The internal garage has been cleverly converted to accommodate a utility room and offers access to the garden. Additionally, a downstairs cloakroom is conveniently located off the hallway.

The highlight of the ground floor is the expansive kitchen/diner, thoughtfully reconfigured by the current owners, stretching across the width of the property. Accessible from both the hallway and the lounge, it features a side door and double sliding doors opening onto the rear garden.

Upstairs, you'll find four generously proportioned double bedrooms and two bathrooms. The main bedroom benefits from an en-suite shower room, a front-facing window, and ample built-in wardrobes. The second bedroom, also situated at the front, includes built-in wardrobes. Meanwhile, the third and fourth bedrooms, both rear-facing, offer built-in wardrobes and provide cosy double accommodation. The family bathroom features a three-piece suite.

Outside, the property boasts a spacious driveway with parking for multiple vehicles, leading to the rear garden. The cleverly designed split-level garden comprises a raised decking and lawn area, alongside a lower patio housing two storage sheds.

With abundant storage and space, this detached home presents an ideal opportunity for a growing family. Additionally, it benefits from double glazing throughout and gas-fired central heating.



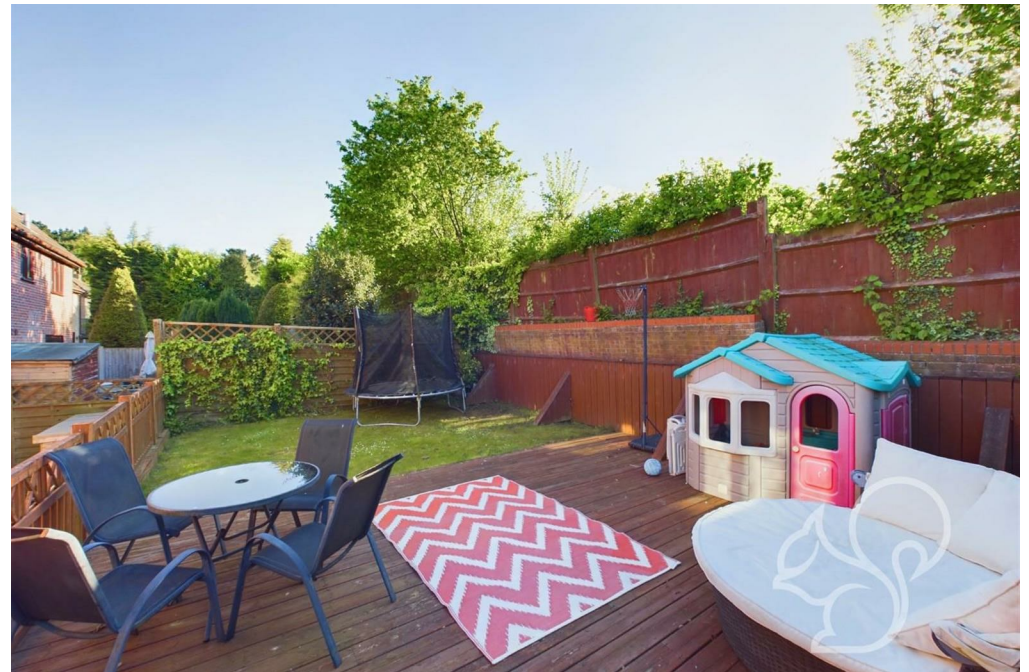




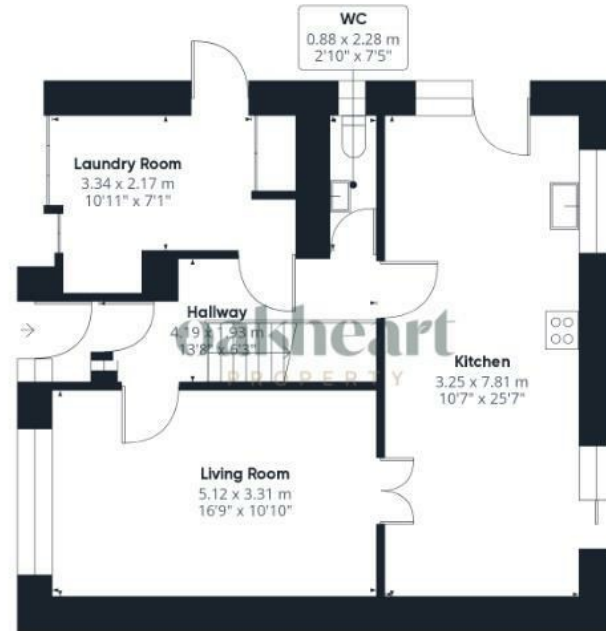












Ground Floor



Floor 1

Approximate total area⁽¹⁾

125.22 m²
1347.88 ft²

Reduced headroom

0.7 m²
7.57 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

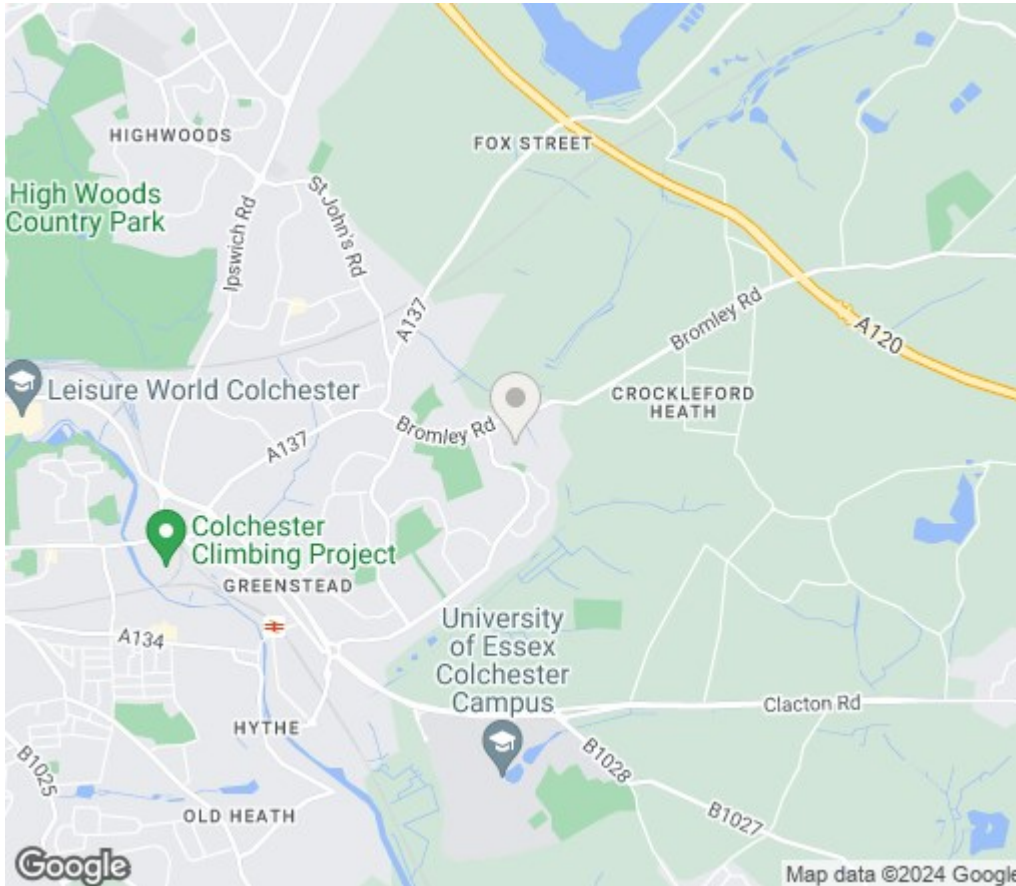
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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

Oakheart Colchester

01206 803 308

colchester@oakheartproperty.co.uk

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