

oakheart



£350,000

Guide Price
Myland Court Walk, Colchester

Guide Price: £350,000 - £375,000.

A beautifully presented 3-bedroom mid-terrace home, built in 2019 by Bellway Homes and situated in a sought-after location to the north of Colchester. This modern property combines contemporary design with practical living spaces, perfect for families or professionals seeking comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall featuring a convenient WC. The spacious lounge is filled with natural light, thanks to a charming bay window that offers lovely views of the green space at the front of the property. This room provides a cosy yet expansive area for relaxation and entertaining.

At the rear of the home, you will find a well-appointed kitchen diner that spans the width of the house. This space is ideal for family meals and gatherings, boasting modern appliances and ample storage. Double doors open from the dining area onto the fully enclosed rear garden, creating a seamless indoor-outdoor living experience.

The first floor hosts three well-proportioned bedrooms. The principal bedroom is a standout, featuring an ensuite shower room for added privacy and convenience. The remaining two bedrooms are versatile, perfect for children, guests, or a home office. A contemporary family bathroom serves these bedrooms, ensuring comfort for all.

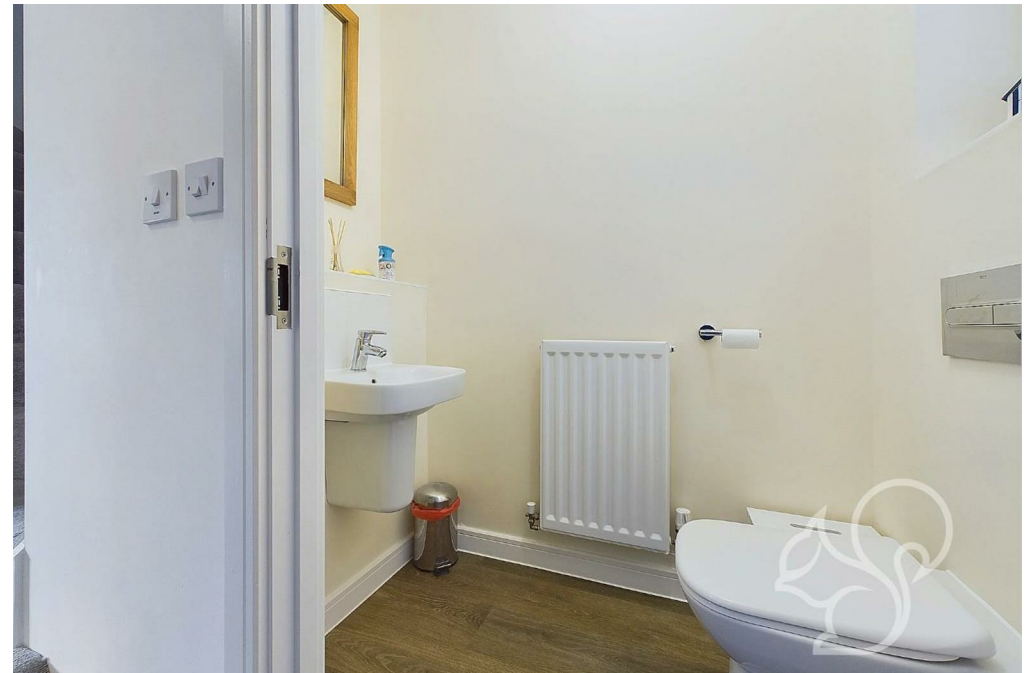
Externally, the property continues to impress with a fully enclosed rear garden, offering a private outdoor retreat for relaxation and play. A gate from the garden provides direct access to the garage and driveway parking at the rear, ensuring secure and convenient parking options.

Agents Note:

There is an annual estate charge payable.











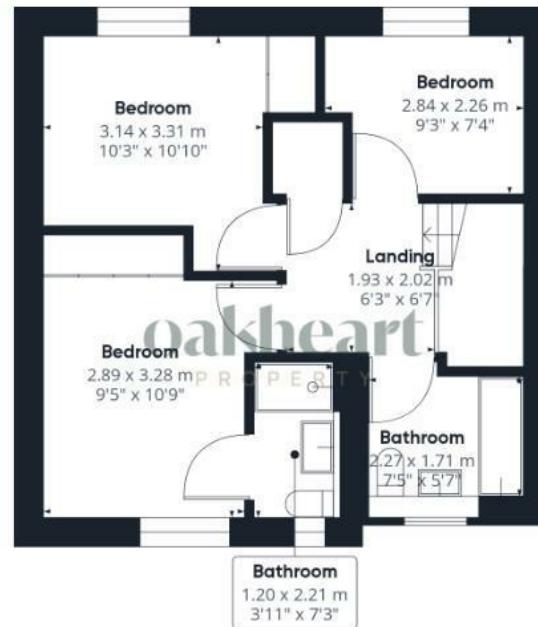








Ground Floor



Floor 1

Approximate total area⁽¹⁾
85 m²
914.9 ft²

(1) Excluding balconies and terraces

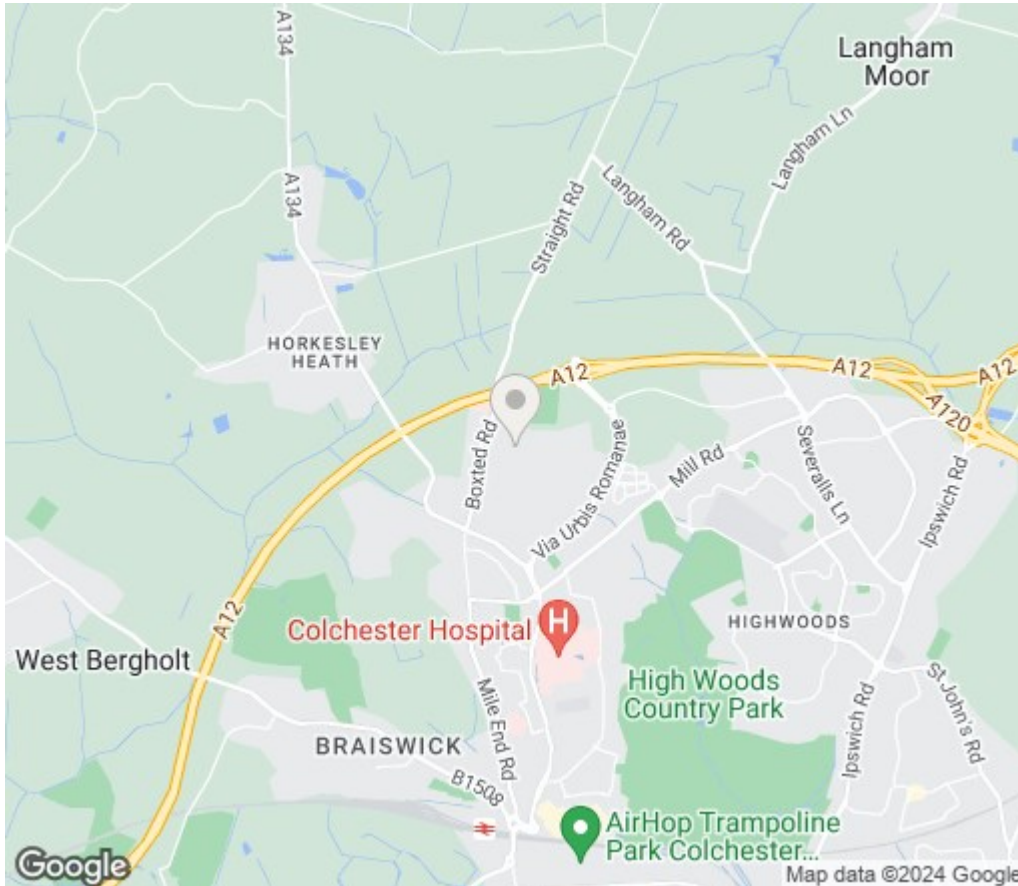
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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	

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