

oakheart



£2,400

Burton Way, Colchester



Introducing a luxurious executive-style 4-bedroom home for rent, nestled within the highly sought-after Burton Meadow development, renowned for its exquisite craftsmanship by the reputable Mersea Homes. This exceptional property offers an array of stunning features, making it the epitome of sophisticated living.

As you step into the house, you are greeted by an entrance hall that sets the tone for the elegance and style found throughout. The spacious lounge, bathed in natural light from large windows, provides a welcoming atmosphere for relaxation and entertainment. It's generous size allows for versatile furniture arrangements and a

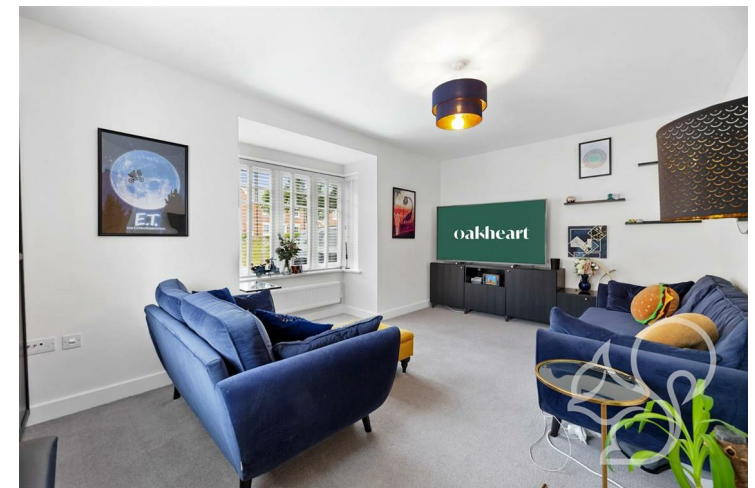
comfortable space to unwind.

The heart of this remarkable home lies in its expansive kitchen/diner, thoughtfully designed to cater to the demands of modern living. The kitchen boasts integrated appliances, ample storage, and sleek countertops. The adjoining dining area offers an ideal space for hosting family meals and a seamless connection to the garden through double doors.

The property features three generously proportioned double bedrooms, and a good sized single bedroom. The master bedroom

boasts an ensuite bathroom, with contemporary fixtures and fittings. The remaining bedrooms are equally spacious, providing ample room for relaxation or use as home offices or hobby spaces. A well-appointed family bathroom serves the additional bedrooms, featuring modern amenities and a clean, stylish design.

Outside, the property benefits from off street parking, a beautifully landscaped garden and converted garage which is now home to a gym. Offered unfurnished and available late August.







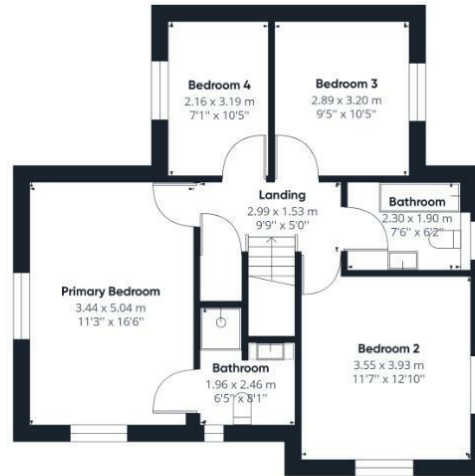








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Local Authority:

Tenure:

Council Tax Band:

D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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