

oakheart



£600,000

Guide Price
Stoneleigh Park, Colchester



Guide Price £600,000 - £625,000

This stunning four-bedroom detached property is situated on an exclusive estate just off the ever-popular location of Straight Road. The house is designed to the highest standard, with luxurious finishes throughout and plenty of space for a family to make it their own.

As you enter the property, you are greeted by a bright and welcoming entrance hall, leading to the spacious living room, which is flooded with natural light from the large windows. The living room is

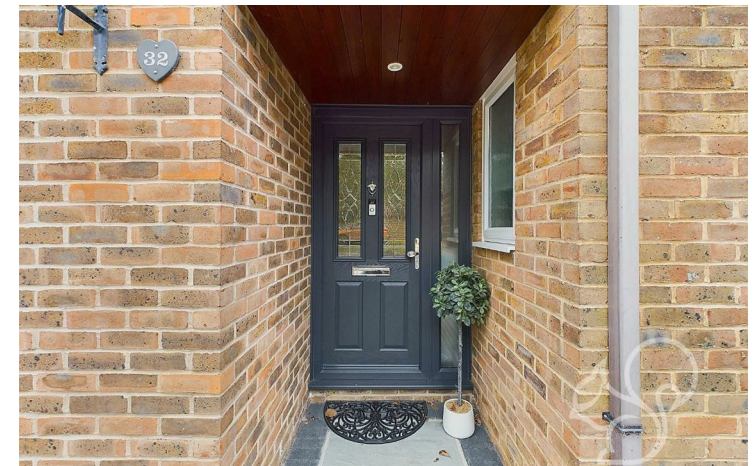
perfect for family gatherings or entertaining guests.

The fully fitted kitchen is a chef's dream, complete with modern appliances and plenty of storage space. The kitchen also benefits from a separate dining area, providing the perfect space for formal dinners or family meals.

Upstairs, the property boasts four generously sized bedrooms, including a master bedroom with an en-suite bathroom and a walk-in wardrobe. All bedrooms have plenty of natural light and ample storage space, creating a comfortable and relaxing environment.

The property also benefits from a well-maintained garden, offering a peaceful retreat from the hustle and bustle of everyday life. The garden is perfect for outdoor dining, children's play, and entertaining guests.

The exclusive estate provides a safe and secure environment for residents, with private access and on-site security. The property is conveniently located just off a popular road, providing easy access to local amenities, schools, and transport links, making it an ideal family home.



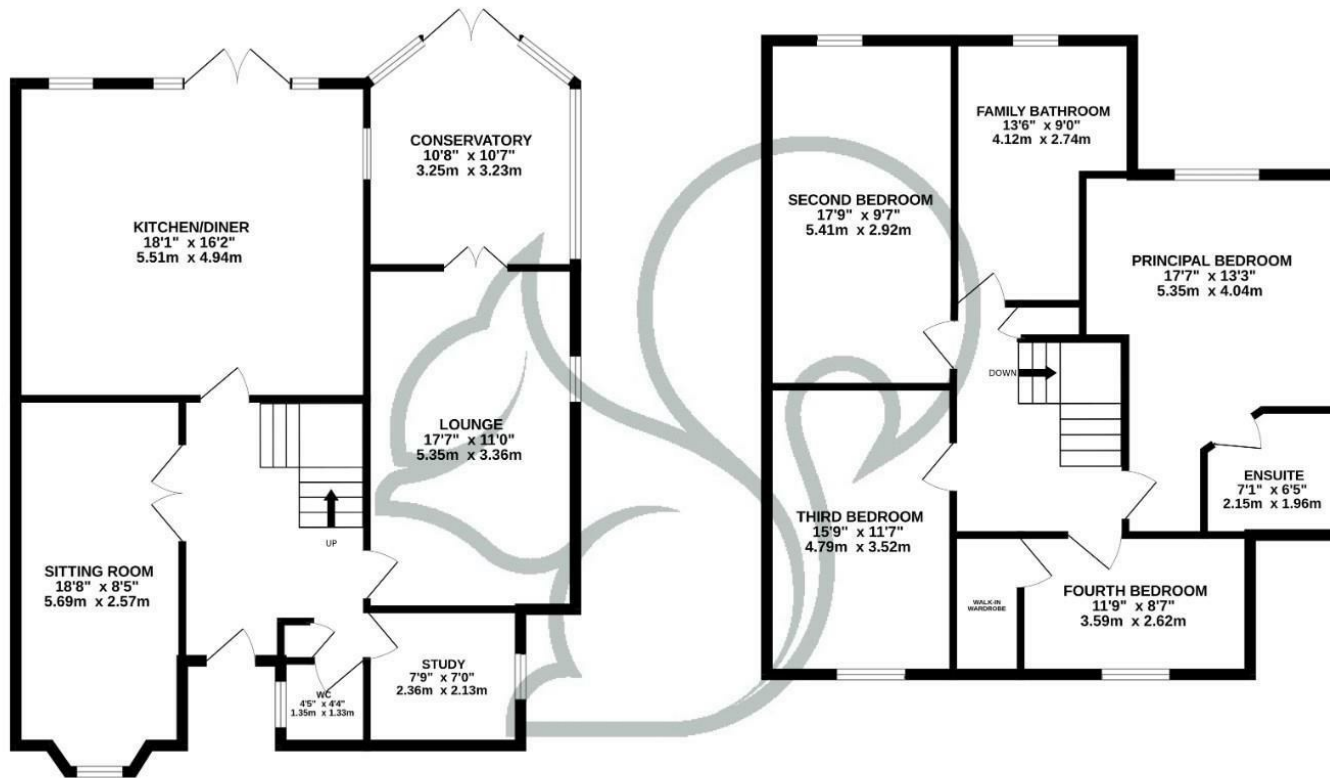






GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.

1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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