



John Castle Way, Colchester, CO2 7TU

Guide Price: £325,000 - £350,000.

This stunning three bedroom semi-detached house is located to the South of Colchester, the tucked away and charming development was built by the popular Oak Homes in 2019. This property is ideally situated for those looking for easy access to the town centre and surrounding areas including Abbey Fields. With excellent transport links and a range of local amenities nearby, this property is perfect for families or professionals looking for a stylish and modern home in a convenient location.

As you step inside the property, you will immediately notice the contemporary design and attention to detail. The spacious living room boasts plenty of natural light, making it the perfect place to relax and unwind with space to dine or entertain. The modern kitchen is fully equipped with high-quality appliances, including an oven, hob, fridge/freezer, and dishwasher. There is also plenty of cupboard space and space to dine.

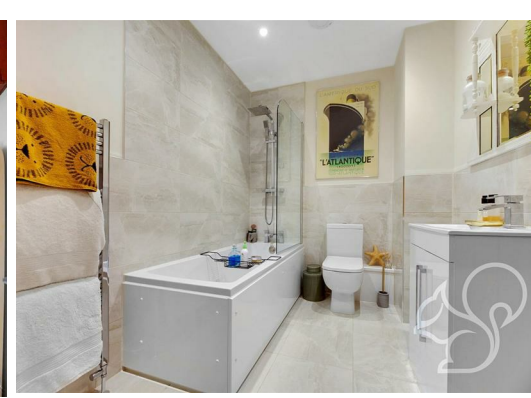
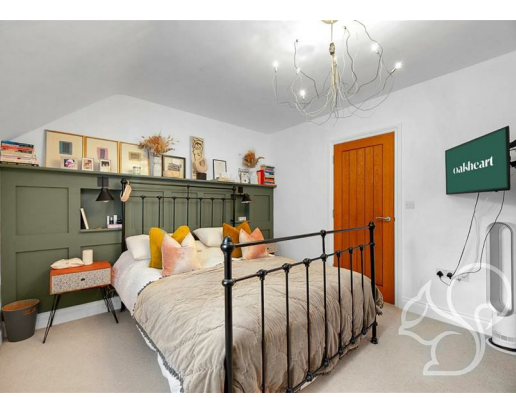
Upstairs, you will find three well-proportioned bedrooms, all of which are bright and airy. The principal bedroom benefits from an en-suite shower room, while the other two bedrooms share a family bathroom.

Outside, the property benefits from a well-maintained south facing rear garden with a patio area, perfect for outdoor dining and entertaining. There is also a driveway providing off-road parking for two cars as well as visitor spaces.

Please call Oakheart Property to arrange an internal viewing today!

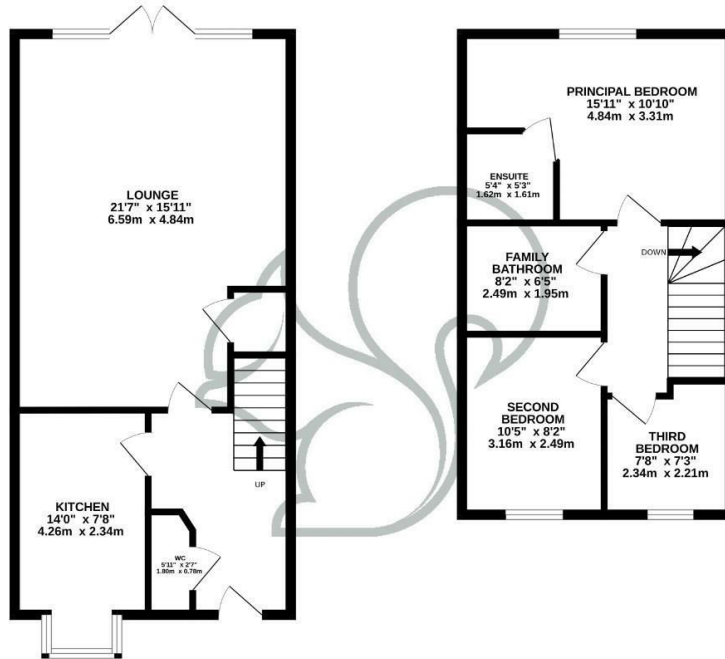
Guide Price £325,000

- Recently Built Development in 2019
- Tucked Away Location
- Immaculate Condition Throughout
- Groundfloor Cloakroom
- Large Lounge Area with Space to Dine
- En-Suite to Principal Bedroom
- Fitted Kitchen
- Landscaped Rear Garden with Putting Green
- Parking for Multiple Vehicles
- Walk to Colchester City Centre

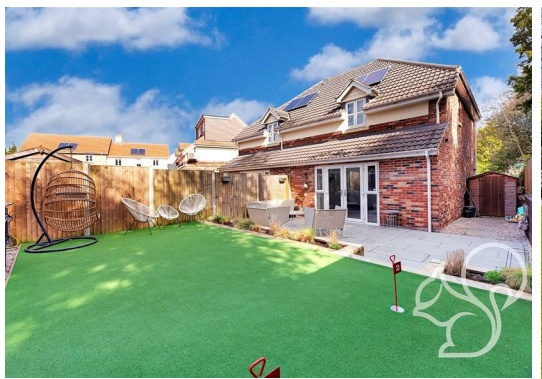


GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(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	85	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		