

oakheart



£500,000

Guide Price
Gratian Close, Highwoods



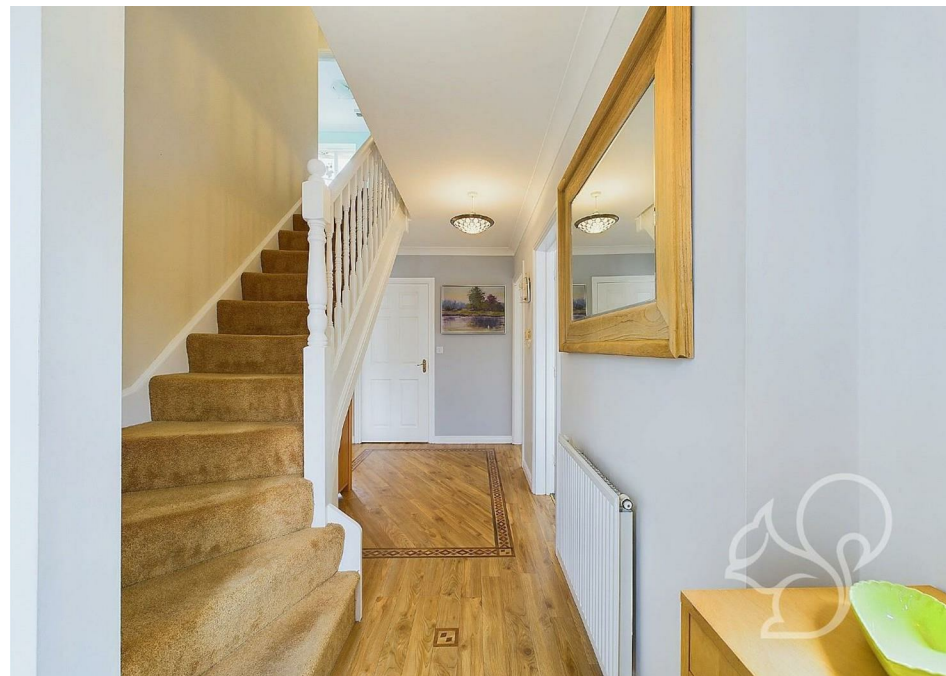
Guide Price: £500,000 - £525,000.

A spacious four-bedroom, two-bathroom detached family home located in the desirable Highwoods area of Colchester. This prime location offers convenient access to the highly rated Gilbert Secondary School, the newly built Northern Gateway Leisure Park, Colchester Hospital, the A12, and Colchester Mainline Station with direct trains into London Liverpool Street.

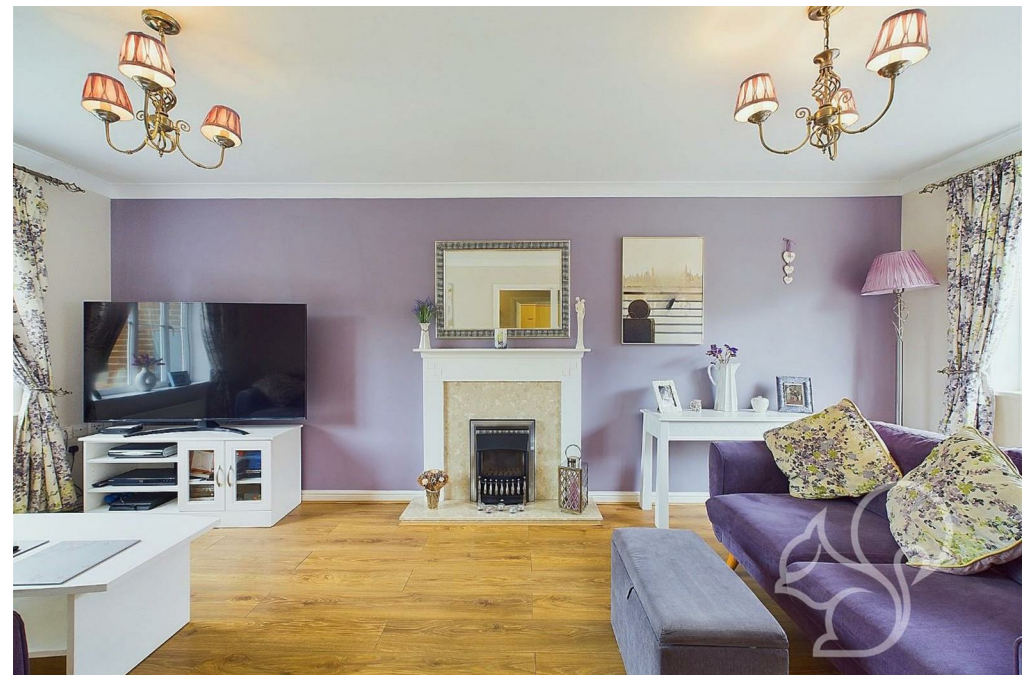
The ground floor features an entrance hall leading to a dining room, perfect for family meals and entertaining. The kitchen boasts an abundance of worktop and cupboard space, complemented by a utility room with a door to the rear garden. A large lounge with French doors opens to the rear garden, providing a seamless indoor-outdoor living experience. A convenient WC completes the ground floor layout.

Upstairs, the landing leads to a principal bedroom equipped with built-in wardrobes and an en-suite bathroom. Two further double bedrooms and an additional single bedroom offer plenty of space for family members or guests. A well-appointed family bathroom serves the remaining bedrooms.

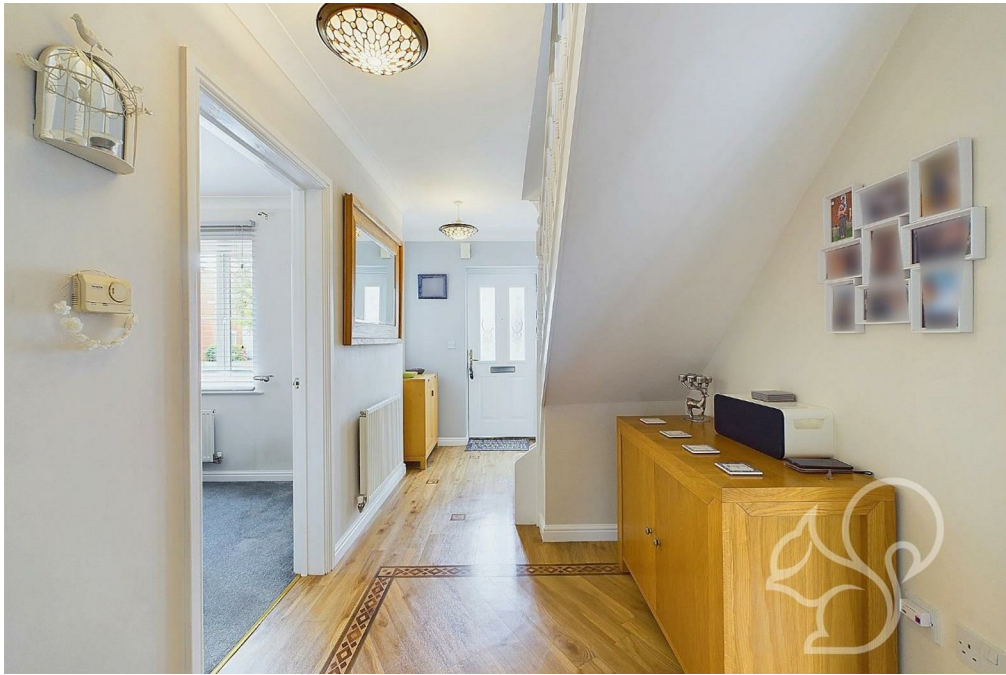
The property enjoys a good-sized rear garden, enclosed by panel fencing and predominantly laid to lawn. A patio seating area and a range of mature, oriental-inspired flower and shrub borders add to the charm of the garden, with the convenience of gated side access. The front of the property features a lawned area with attractive shrub borders. A block-paved driveway to the right-hand side of the property provides off-road parking for several vehicles, leading to a 1.5 length garage with an up-and-over door, power, and light.







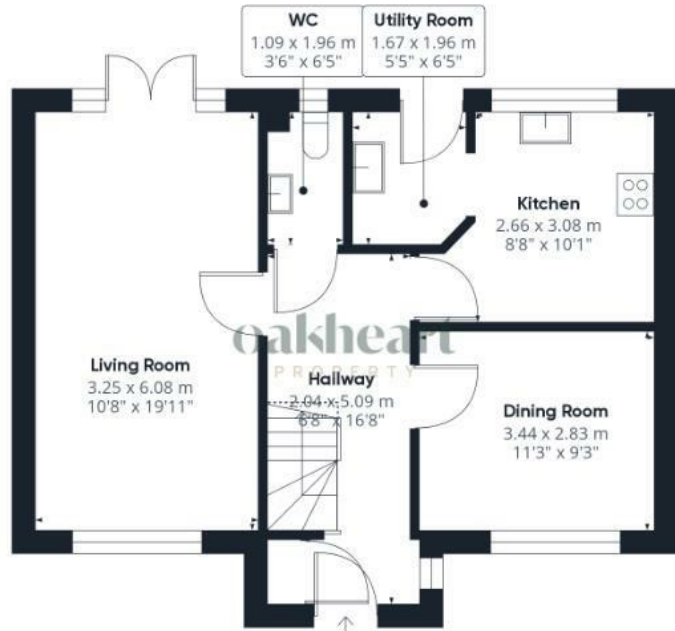




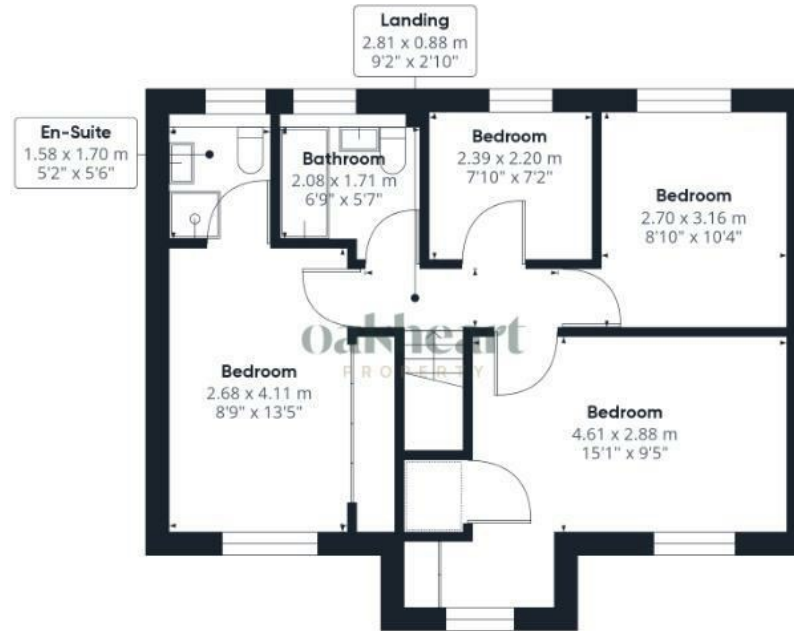




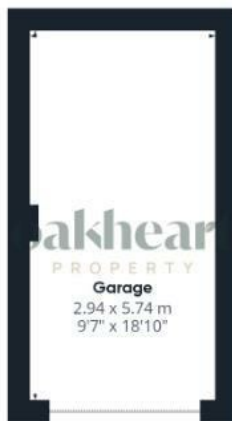




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
124.33 m²
1338.28 ft²

Reduced headroom
0.65 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(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	

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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Oakheart Colchester

01206 803 308

colchester@oakheartproperty.co.uk

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