

oakheart



£400,000

Guide Price
Eaton Mews, Colchester



Guide Price: £400,000 - £425,000

A spacious four-bedroom, two-bathroom detached family residence, nestled in the highly sought-after Eaton Mews, situated in the vibrant and family-friendly south of Colchester. Offering an abundance of space, modern amenities, and a prime location, this home perfectly caters to the needs of a growing family.

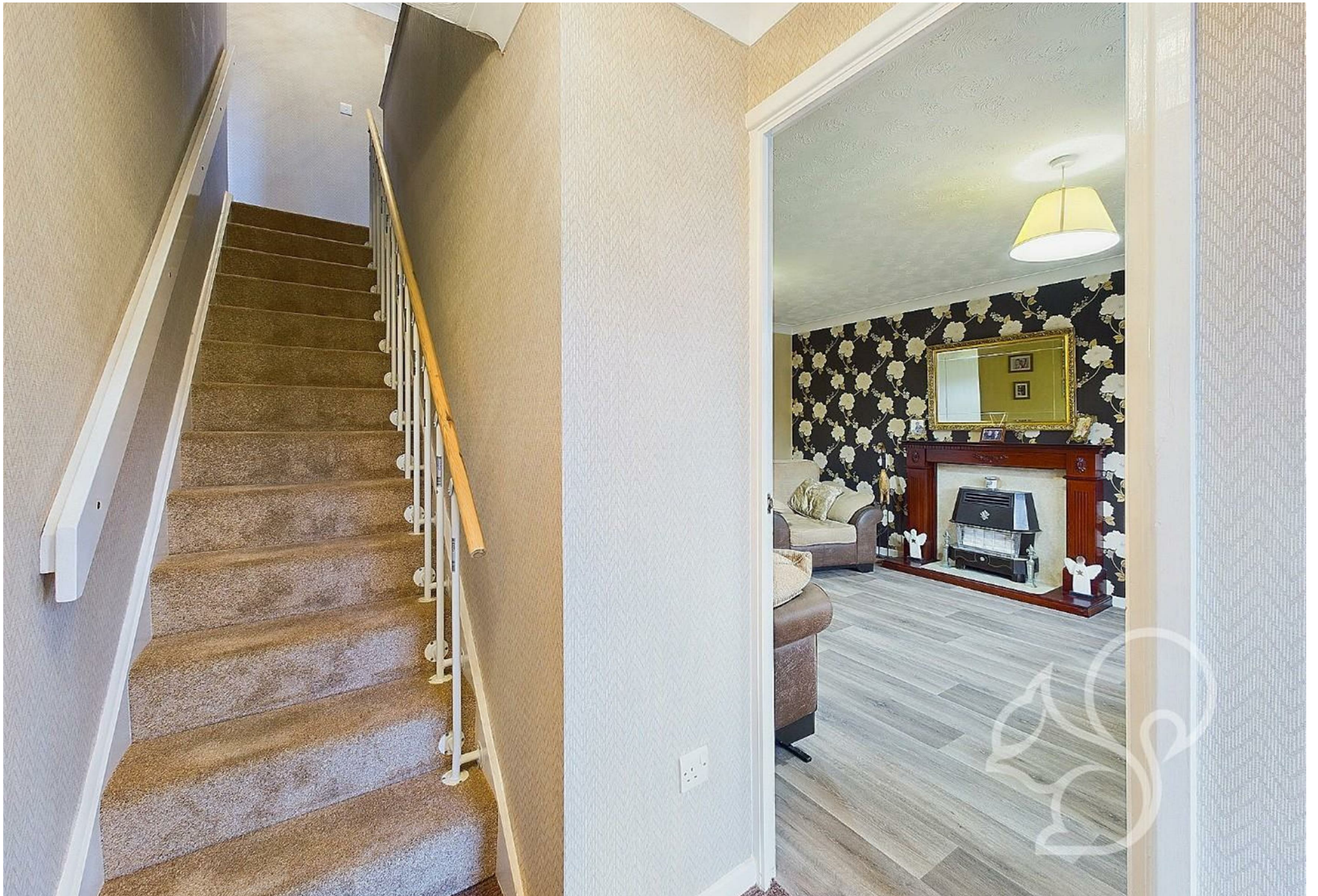
Upon entering the property, you are welcomed by a bright and spacious entrance hall that sets the tone for the rest of the home. To the right, the generous lounge serves as the heart of the home, offering a warm and inviting space. Large windows flood the room with natural light.

The separate dining room, located adjacent to the lounge, is perfectly suited for formal dining and entertaining. The kitchen, situated at the rear of the home offers plenty of counter space, and ample storage. The kitchen seamlessly flows into the utility room, providing additional space for laundry and household tasks, and offering direct access to the garden. A convenient WC completes the ground floor layout.

Ascending the staircase, the first-floor landing is spacious and well-lit, providing access to all four bedrooms. The principal bedroom boasts built-in cupboards that offer ample storage and a contemporary en-suite, equipped with modern fixtures and fittings. The three additional bedrooms are all generously sized, each offering flexibility to be used as bedrooms, guest rooms, or even a home office, depending on your family's needs. A family bathroom serves these bedrooms, providing a comfortable space for relaxation and refreshment.

The property offers a delightful enclosed rear garden, predominantly laid to lawn, providing a safe and spacious environment for children to play. The garden also features a patio area. Side access adds convenience, leading to the front of the property where a driveway offers ample off-road parking for multiple vehicles. The property also includes a single garage, providing additional parking or secure storage.



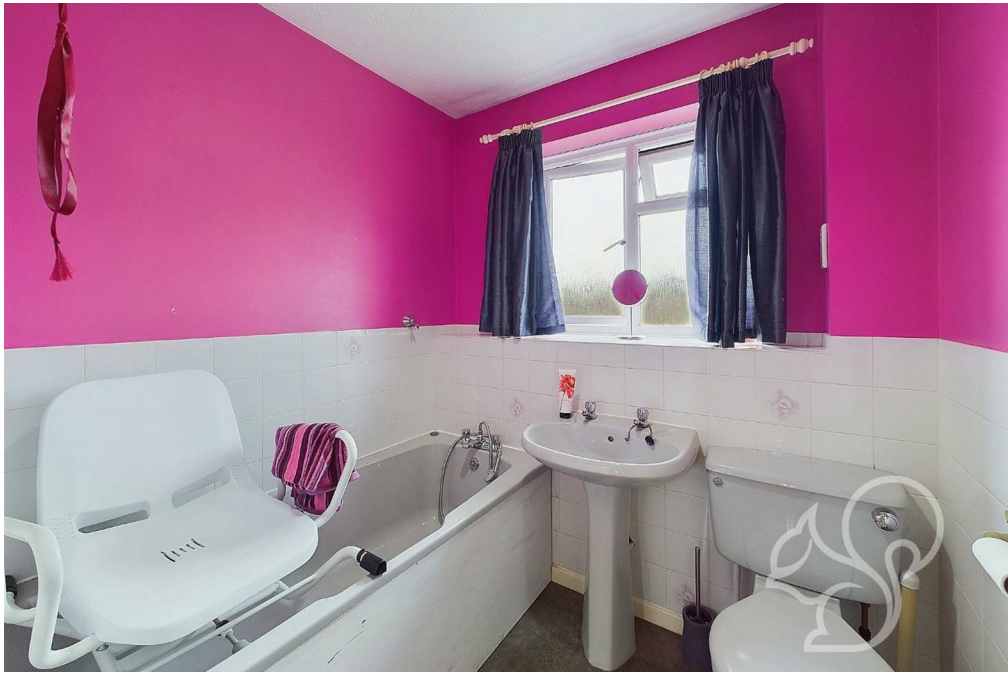




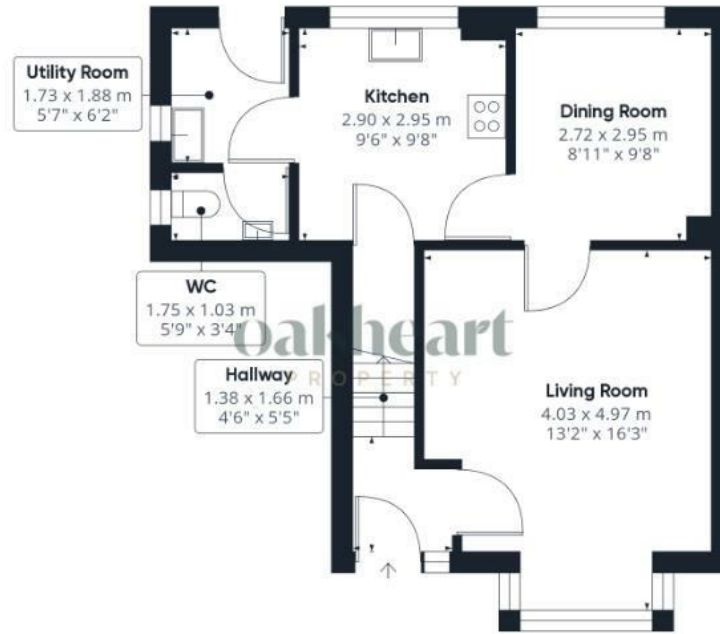




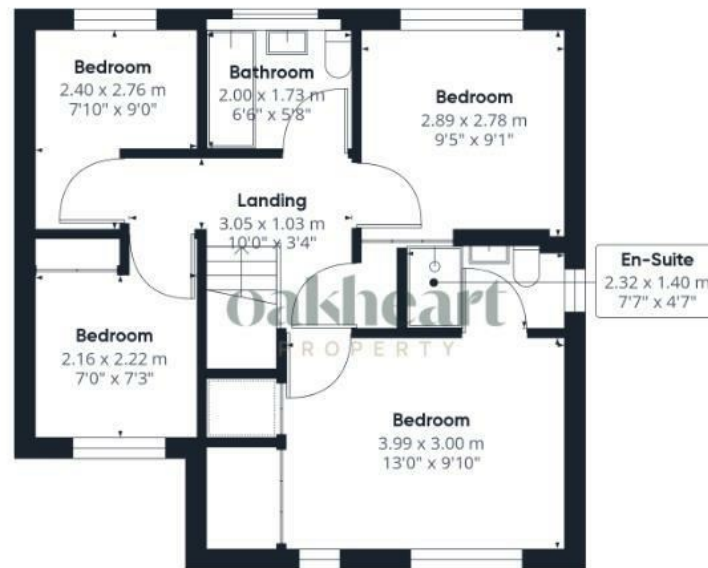








Ground Floor



Floor 1

Approximate total area⁽¹⁾

89.67 m²

965.2 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.

Calculations are based on RICS IPMS 3C standard.

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		
(81-91) B		
(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	

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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