

oakheart



£270,000

Price Guide  
Sinnington End, Colchester



Guide Price: £270,000 - £280,000.

Nestled in the highly sought-after Highwoods area of Colchester, this fully renovated two-bedroom end of terrace home epitomizes modern living with a touch of elegance. Meticulously upgraded to an exceptional standard, this property offers both style and convenience, making it an ideal choice for discerning buyers.

Located within convenient reach of the acclaimed Gilbert School, Colchester General Hospital, the newly built Northern Gateway Leisure Park, the A12, and Colchester Mainline Station (with direct trains to London Liverpool Street), this home is perfectly positioned for both work and leisure.

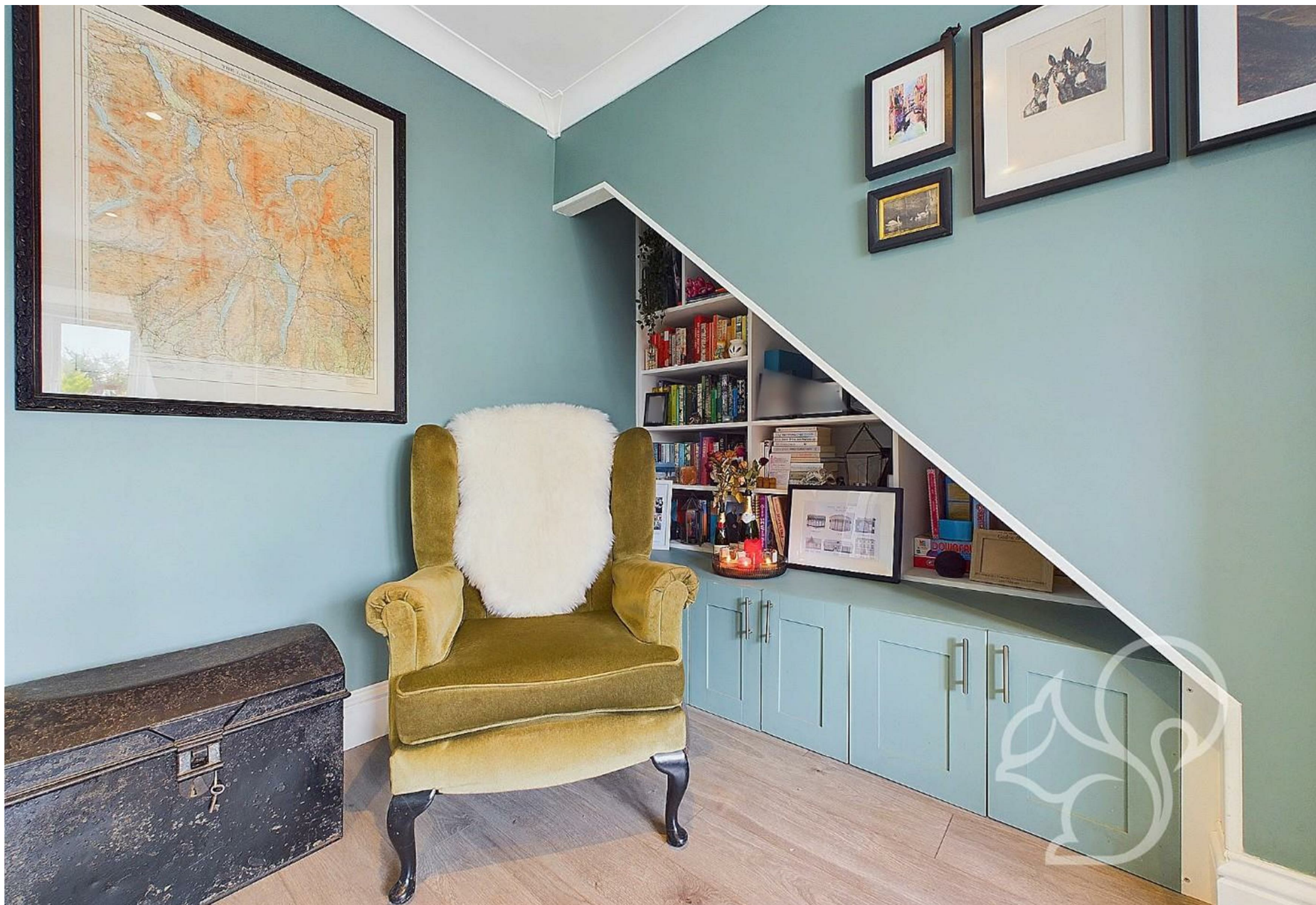
Step through the entrance hall, complete with a built-in storage cupboard, and into the heart of the home. The fully refurbished lounge is a blend of sophistication and comfort, featuring chic panelling, brand-new flooring, and a recently constructed under-stairs feature. A raised bay window floods the space with natural light, creating a warm and inviting atmosphere. The newly installed modern kitchen diner is a culinary haven, boasting sleek units, ample worktop space, and integrated appliances. French doors lead out to the rear garden, making it perfect for entertaining and al fresco dining.

The landing guides you to the principal bedroom, where stylish panelling and a built-in storage cupboard add both function and flair. A second double bedroom offers ample space for family or guests. The modern fitted bathroom suite is a sanctuary of relaxation, finished with contemporary fixtures and fittings.

The property benefits from a generous enclosed rear garden, featuring a blend of patio and lawn areas, along with an additional raised patio space—ideal for outdoor gatherings. A side gate provides easy access to the side driveway, which offers ample off-road parking for multiple vehicles.











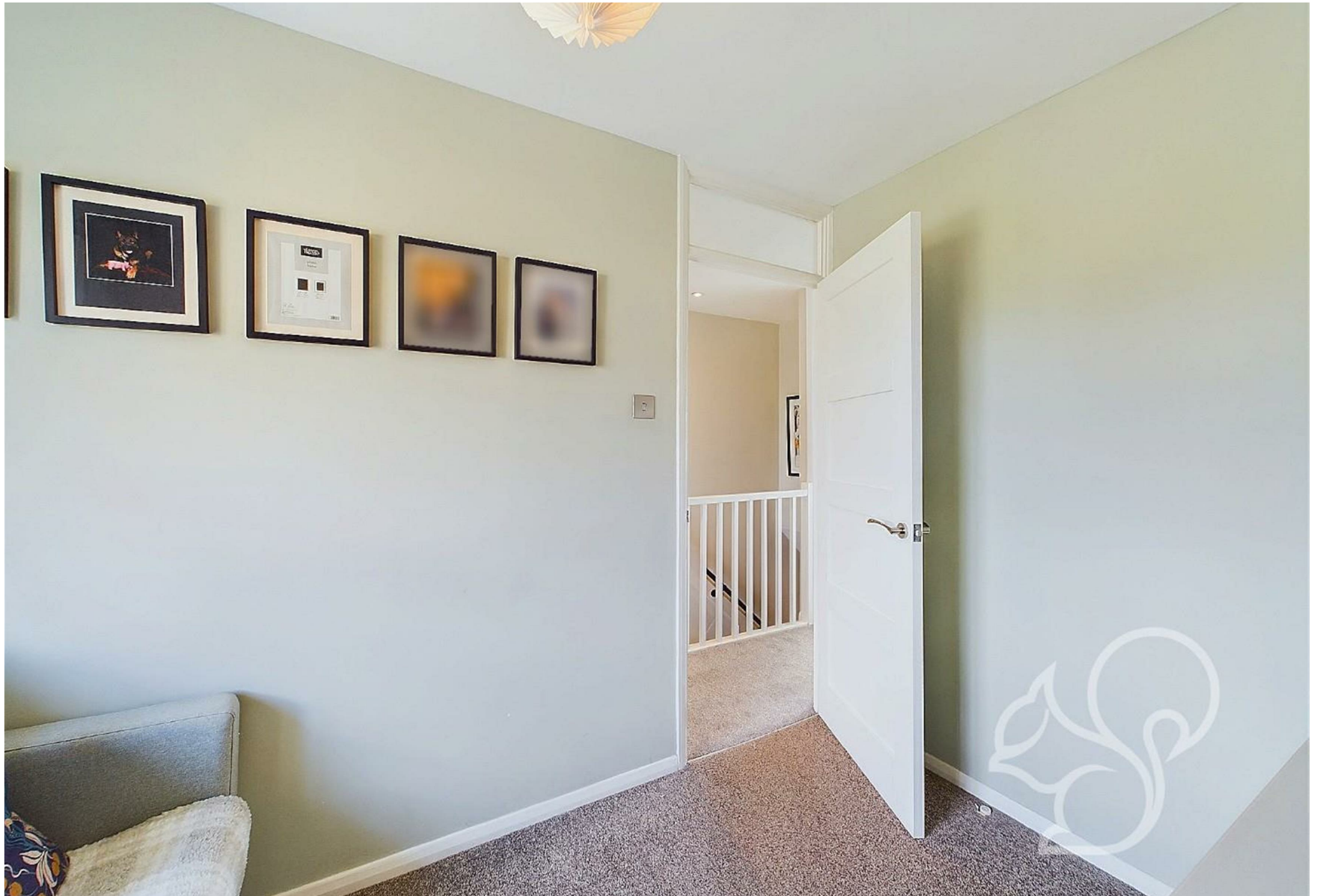




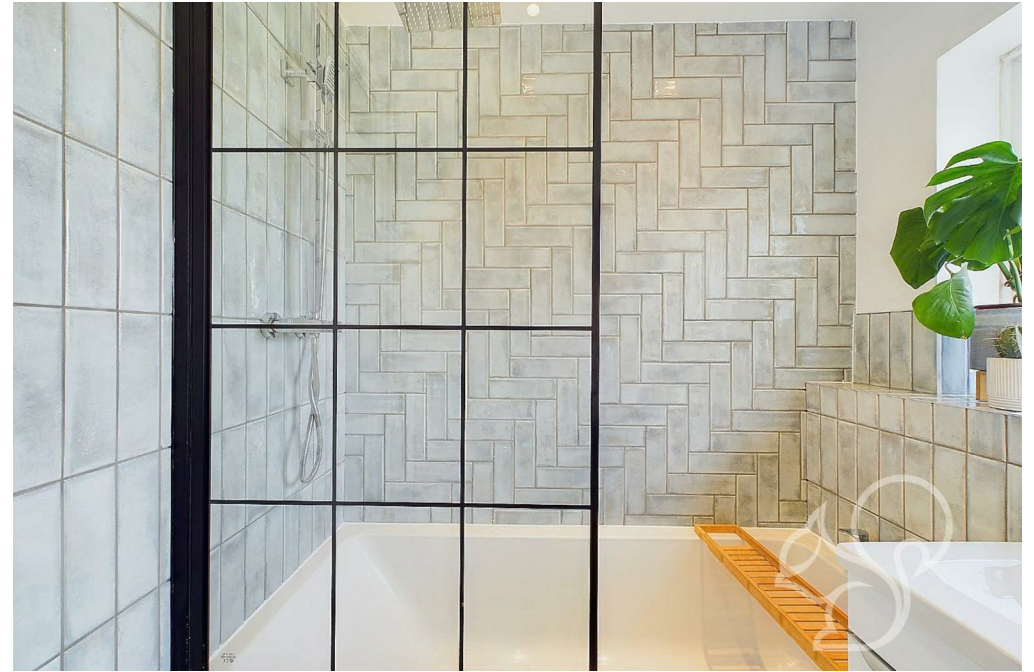


















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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

53.03 m<sup>2</sup>

570.81 ft<sup>2</sup>

**Reduced headroom**

0.68 m<sup>2</sup>

7.32 ft<sup>2</sup>

(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.

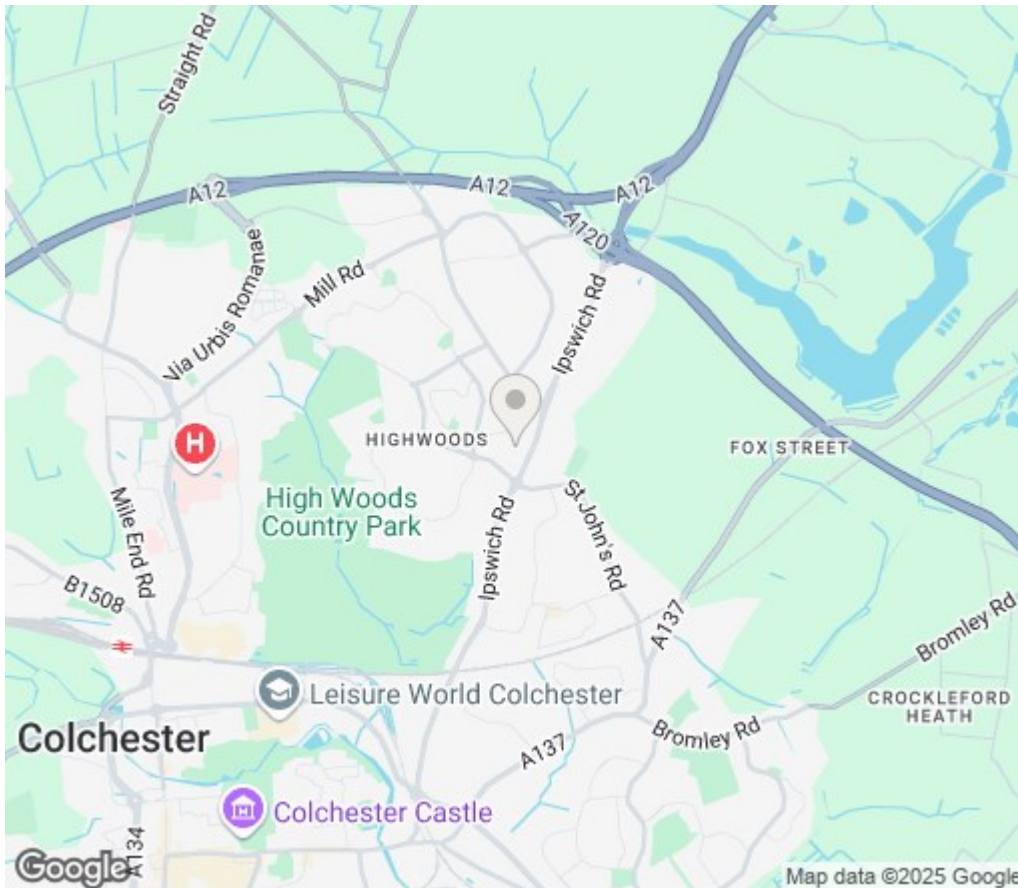
**GIRAFFE360**




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</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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