

oakheart



£525,000

Offers In Excess Of
Cotman Road, Colchester



This stunning, professionally renovated three-bedroom detached bungalow has been designed and built to an exceptionally high specification, offering a perfect blend of modern luxury and comfortable living. The property features significant extensions to the rear and a thoughtful reconfiguration of the interior, creating a spacious single-level home ideal for contemporary lifestyles.

Upon entering, you are greeted by a spacious hallway with brand-new double-glazed UPVC windows and a new composite front door with sidelights, allowing natural light to flood in. The exterior showcases a combination of new Hardie plank cladding and painted render, complemented by new UPVC fascia, gutters, and a refurbished roof, ensuring minimal maintenance. Newly insulated loft space and 50mm insulation in all external walls meet current building regulations, with an energy performance certificate (EPC) to be issued soon.

Inside, the bungalow features new plaster on all walls and ceilings, tasteful decoration, and new joinery throughout. New carpets adorn the bedrooms and lounge, while fully waterproof hard flooring is installed in all other areas for practicality and style. The property is equipped with a brand-new boiler installation, backed by a 5-year warranty, and features brand new plumbing and central heating throughout, including underfloor heating in the open-plan kitchen diner area. The entire home has been fully rewired, complete with a new consumer unit and electrical fixtures, ensuring compliance with safety standards.

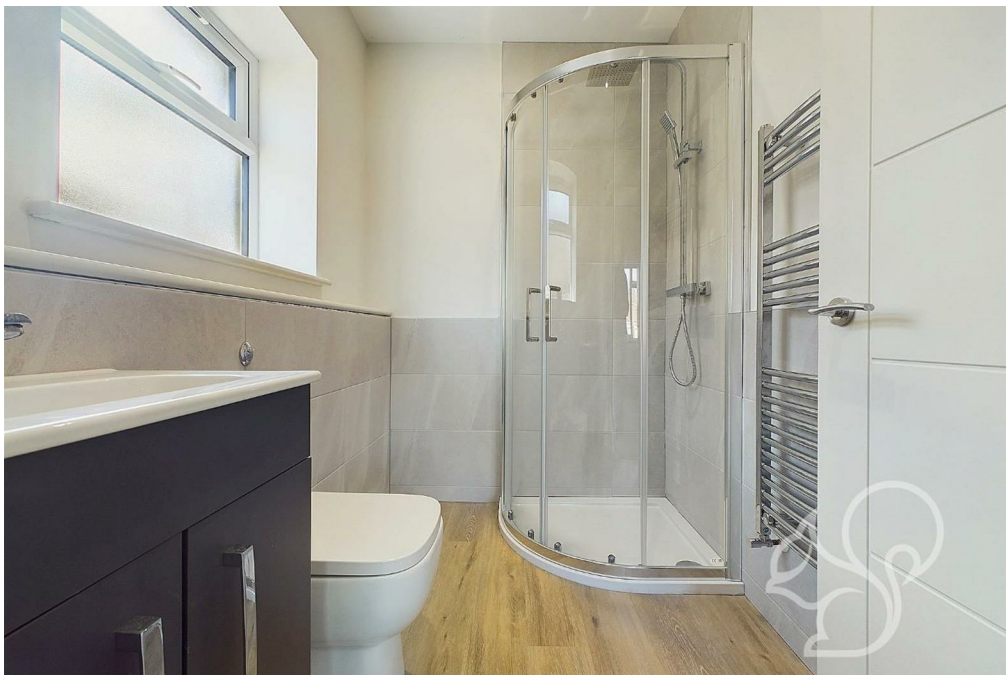
The newly constructed extension at the rear houses a generous kitchen diner area, featuring stunning aluminium 3-leaf bifold doors that open up to the garden, along with an aluminium flat skylight above the kitchen island. The brand-new Howdens kitchen includes a three-seat island and modern appliances, such as a 5-burner gas hob with an integrated extractor fan, an integrated dishwasher, a double oven, and a tower fridge freezer.



















Ground Floor Building 1

Approximate total area⁽¹⁾

103.58 m²

1114.93 ft²



Ground Floor Building 2

(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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