

oakheart

£375,000

Guide Price

Hastings Road, Colchester





Guide Price: £375,000 - £400,000.

Situated in the sought-after area of Prettygate, this beautifully extended and modernized three-bedroom semi-detached home is ideal for family living. With close proximity to top-rated schools, local amenities, and excellent transport links, this property seamlessly combines style, comfort, and convenience.

Upon entering, you are greeted by a spacious entrance hall leading to a large lounge with a stunning media wall and bay window, perfect for family relaxation. A convenient WC is located off the hall. The heart of the home is the impressive extended kitchen diner, featuring abundant modern units, generous cupboard and worktop space, and a striking skylight ceiling at the rear. Enhanced with underfloor heating throughout, this open-plan area provides warmth and comfort, with patio doors that open onto the rear garden.

The first floor offers a well-designed landing leading to the principal bedroom, complete with a bay window and fitted wardrobes. A second spacious double bedroom and a third single bedroom provide versatile accommodation, while a modern family bathroom completes this floor.

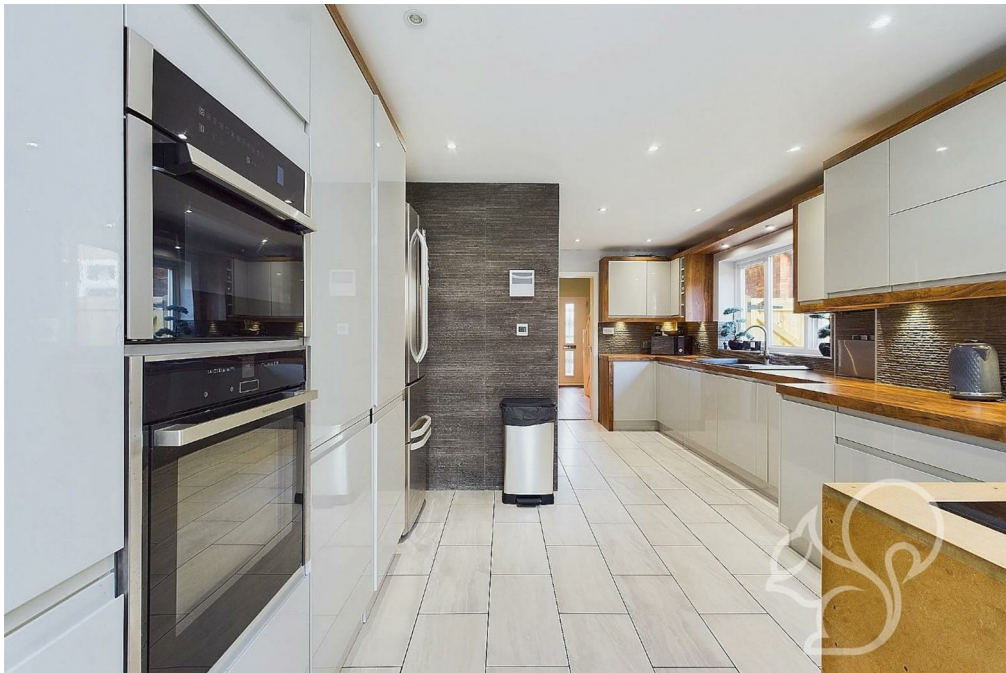
The rear garden features a patio and lawn, creating an inviting outdoor space. Additionally, a newly constructed, fully insulated outbuilding offering endless potential as a home office or gym. The front driveway provides ample off-road parking.







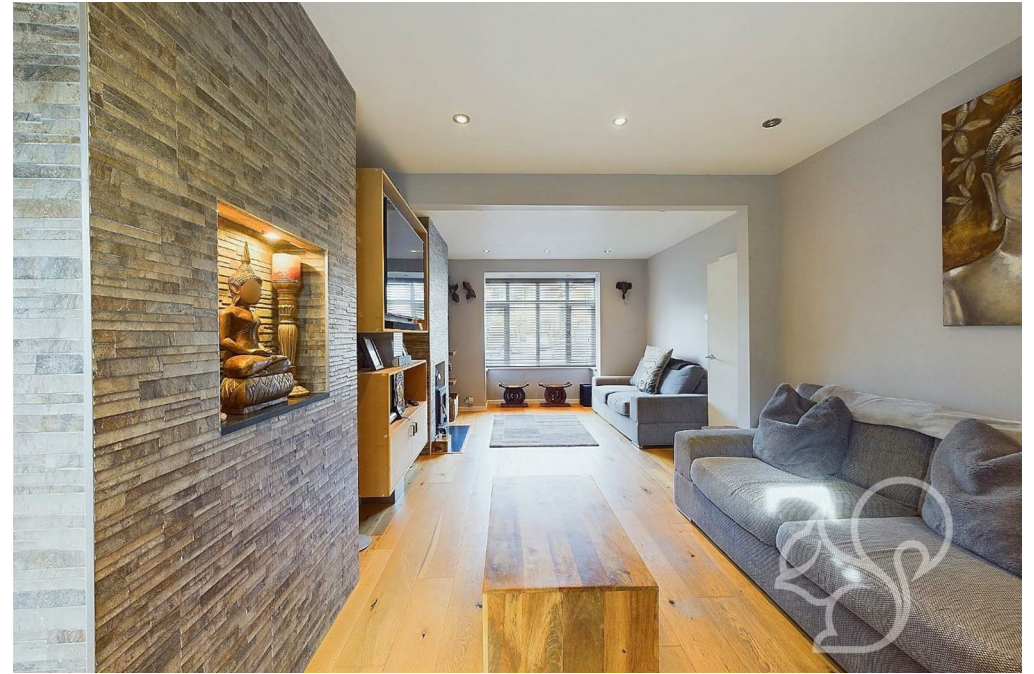




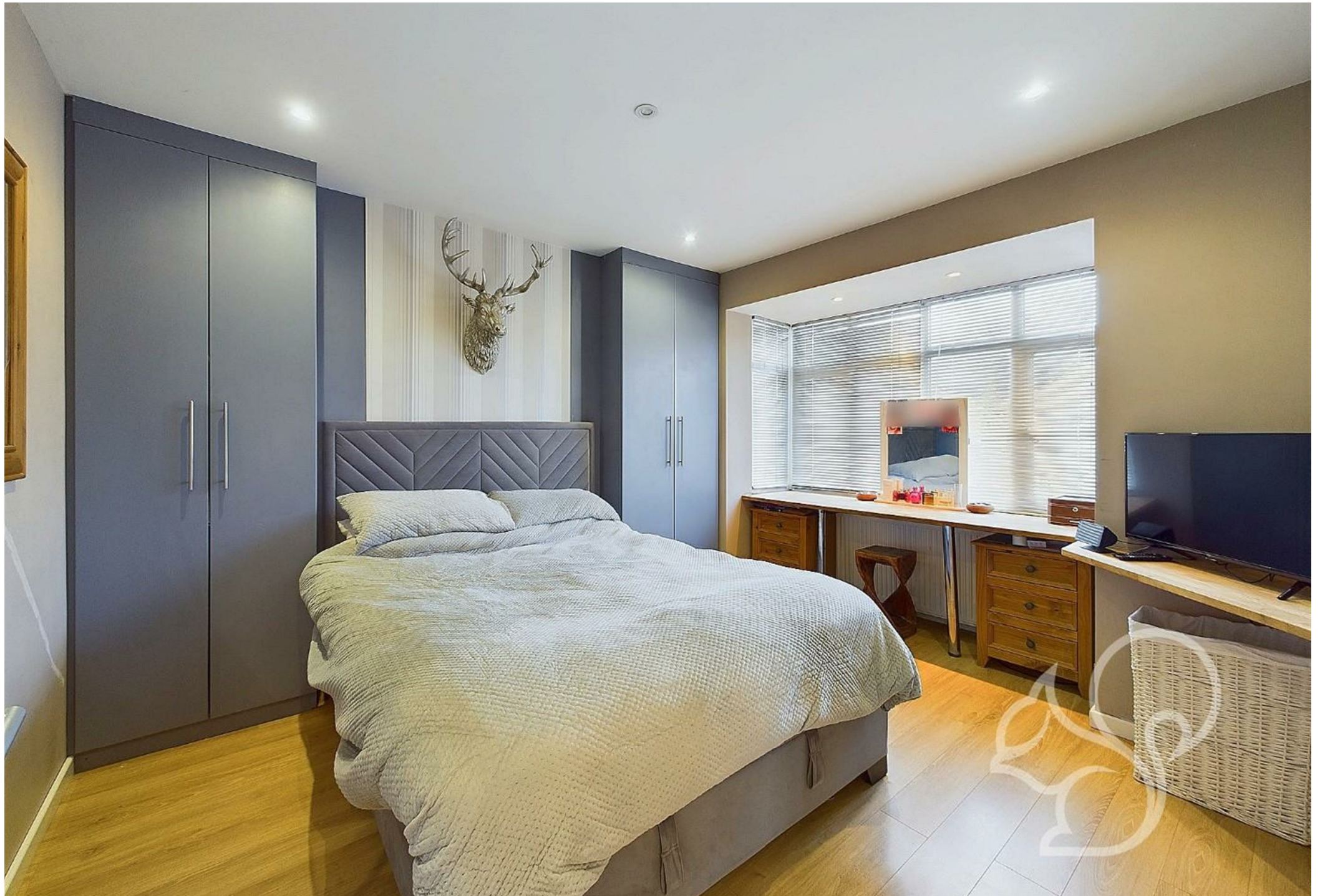
























Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

## Approximate total area<sup>®</sup>

110.56 m<sup>2</sup>

1190.06 ft<sup>2</sup>

## Reduced headroom

0.37 m<sup>2</sup>

4.02 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:  
C



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 	

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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