

oakheart



£475,000

Guide Price
Porter Drive, Colchester

Guide Price: £475,000 - £500,000.

This beautifully presented, four bedroom detached family home is positioned to the West of Colchester within the Hopkins Homes "Chitts Hill" Development, built in 2021.

The property's location offers excellent access to local amenities including Tollgate retail park, A12, A120 and good local schooling including walking distance to Holmwood House School. As you can see from the photographs, this family home is in immaculate condition throughout and ready for somebody to move straight into.

Internally, a spacious entrance hall provides access to all of the ground floor accommodation as well as the cloakroom. The lounge and kitchen/diner run the full length of the property, both have doors leading to rear garden and are of an equally good size with the kitchen benefiting from integral appliances, space to dine and a utility area. On the first floor, four bedrooms in total of which the master houses an en-suite shower room. There is also an impressive family bathroom on this level.

Externally, a generously sized enclosed rear garden which is laid to lawn, the decked area sits towards the back of the South facing garden perfect for the summer months. Parking is available on the driveway under the carport or in the garage.









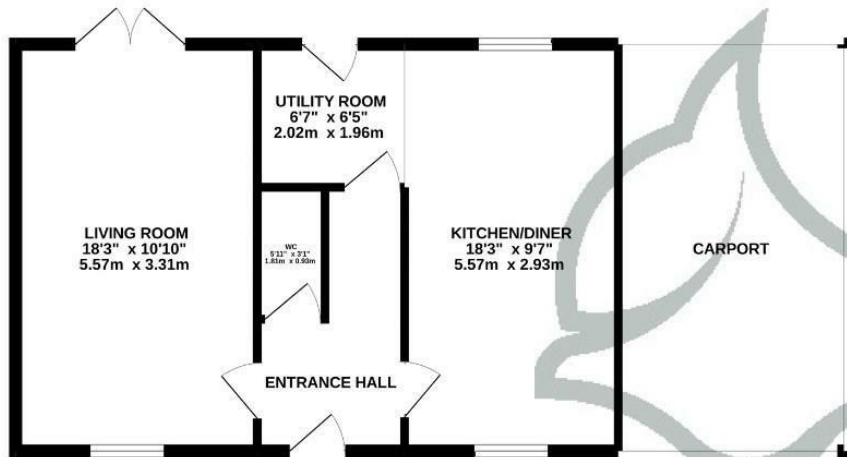




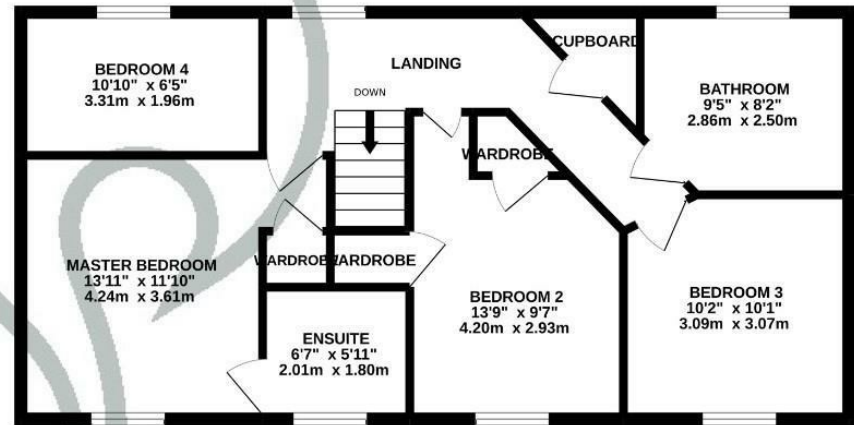




GROUND FLOOR



1ST FLOOR

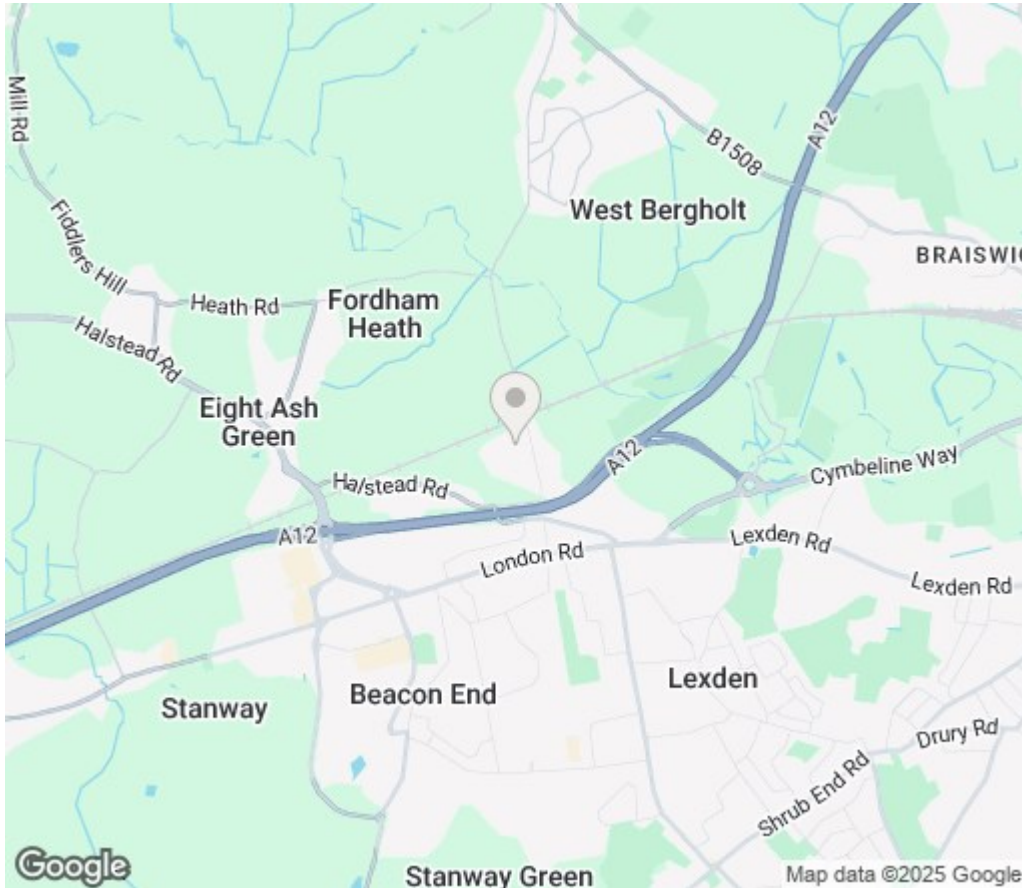


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

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