

oakheart

£450,000

Van Dyck Road, Colchester



This extended and spacious four-bedroom detached bungalow is situated on the sought-after Van Dyck Road in the heart of Prettygate. Offering a fantastic location with easy access to high-performing schools, local amenities, and excellent transport links, this home is ideal for families or those looking for convenience and comfort.

Upon entering, a large and welcoming hallway provides ample storage with multiple cupboards. The spacious living room flows

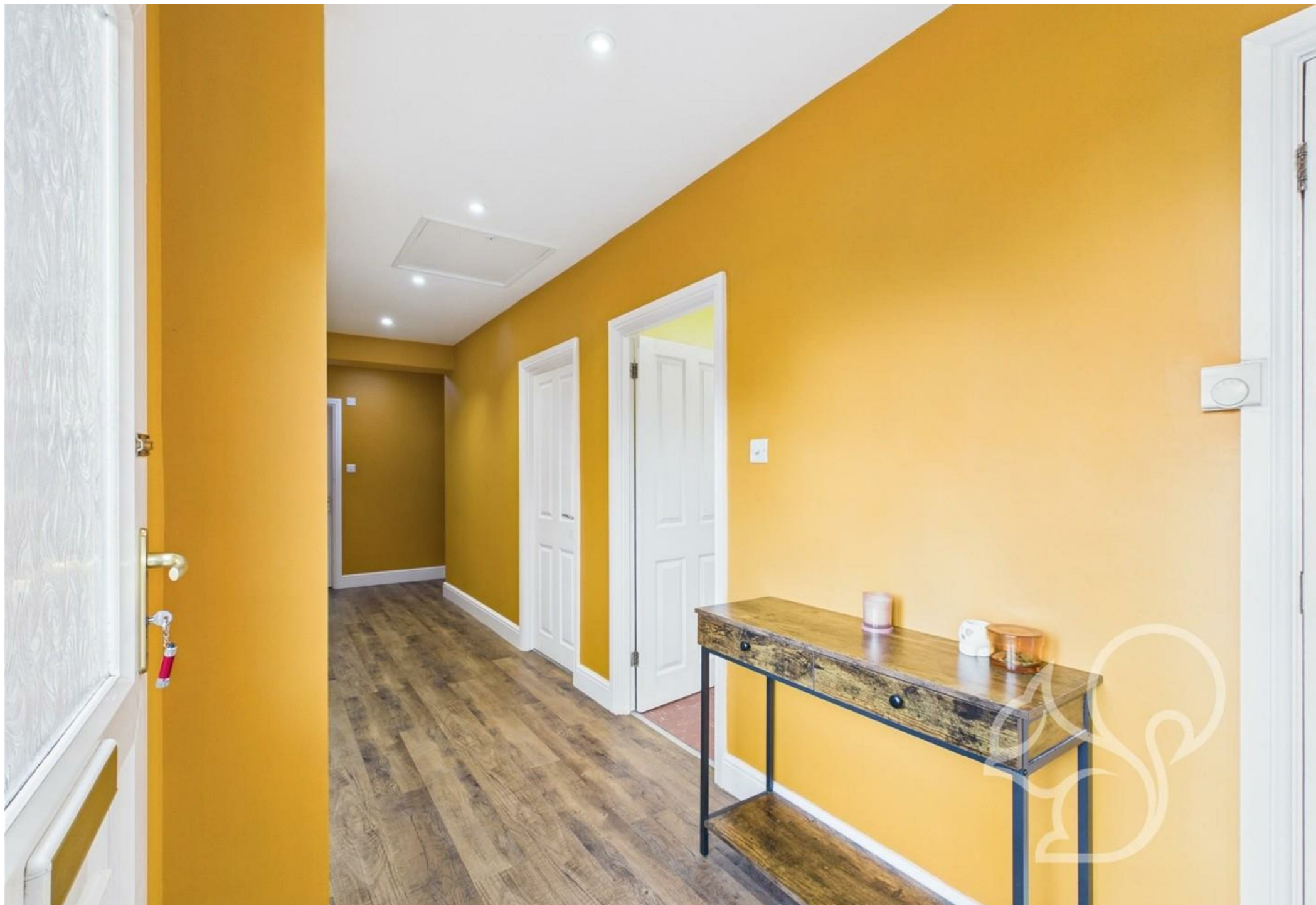
seamlessly into a bright conservatory, which offers direct access to the rear garden. The kitchen is well-equipped with an abundance of worktop and cupboard space, along with an additional pantry cupboard for extra storage.

The bungalow features four generously sized double bedrooms, one of which presents the opportunity to complete an en-suite, as the plumbing is already in place and a WC has been installed. The modern family bathroom has been recently refitted and

includes a bathtub with an overhead shower, WC, washbasin, and a heated towel rail.

Outside, the property benefits from a large, enclosed rear garden, predominantly laid to lawn with a patio area, ideal for outdoor dining and relaxation. A shed is positioned at the rear of the garden, and side access adds further practicality. To the front, a spacious driveway provides ample off-road parking for multiple vehicles.



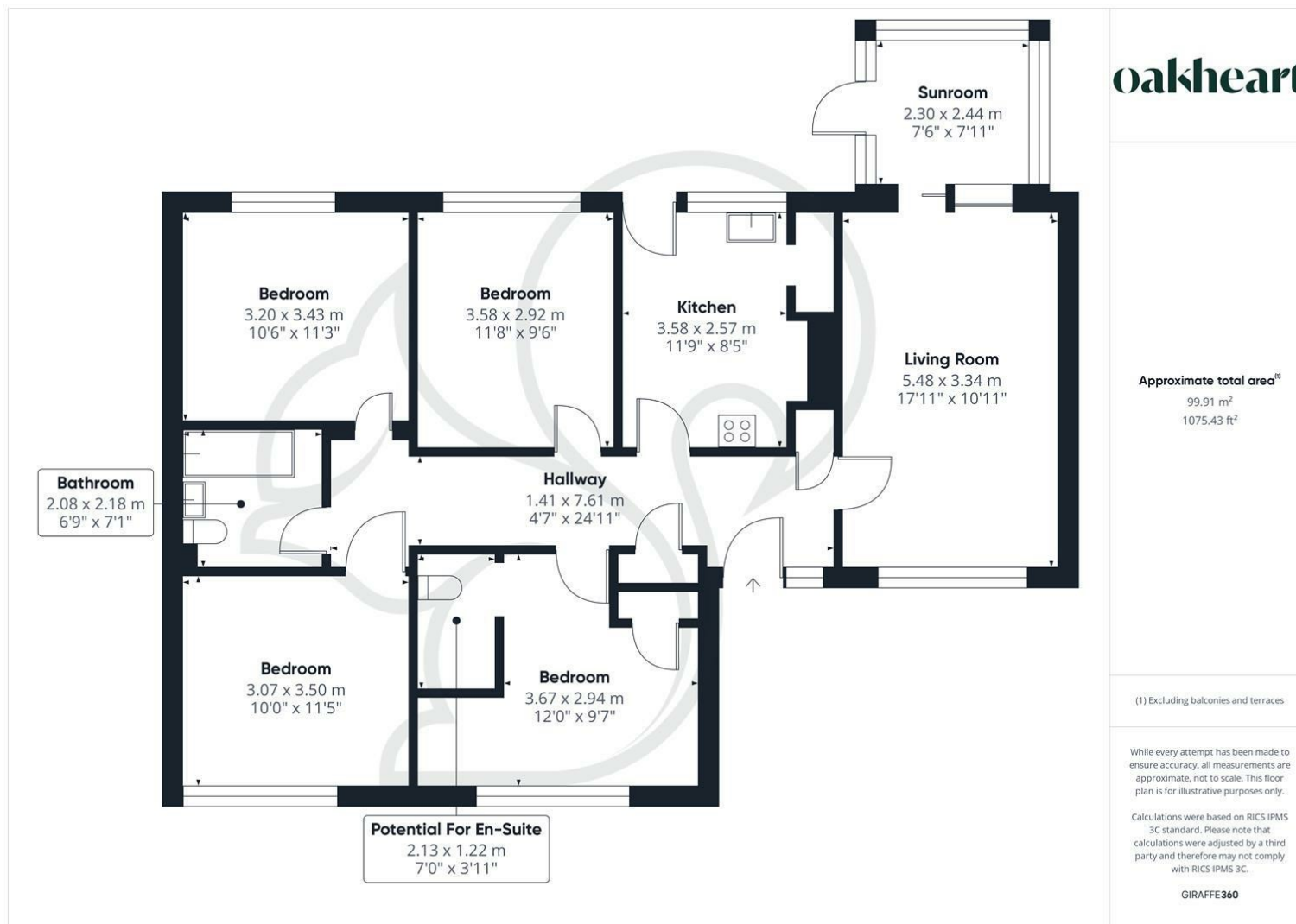












**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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