

oakheart

£374,950

Plot 44, Ufford Chase

Plot 44, The Himscot at Ufford Chase in Great Bentley, is a charming 3-bedroom semi-detached house that combines modern design with practical features. This home boasts an open-plan layout, featuring a 'U' shaped kitchen/dining room with French doors that seamlessly connect to the garden, enhancing indoor-outdoor living. The kitchen is equipped with integrated Indesit appliances, ensuring a contemporary and efficient cooking environment. With spacious living areas ideal for family gatherings and entertaining, The Himscot offers three well-proportioned bedrooms, providing ample space for families or guests. Stylish bathroom fittings further enhance the modern feel of the home.

Situated between the vibrant town of Colchester and various coastal towns, residents enjoy easy access to a range of amenities and recreational opportunities. Great Bentley itself features essential local services, while Colchester, just 10 miles away, provides additional shopping and dining options. The area is also well-served by quality schools, ensuring educational needs are met. With ample green spaces nearby, Ufford Chase in Great Bentley presents a perfect setting for a balanced lifestyle, combining the tranquility of suburban living with the accessibility of urban conveniences

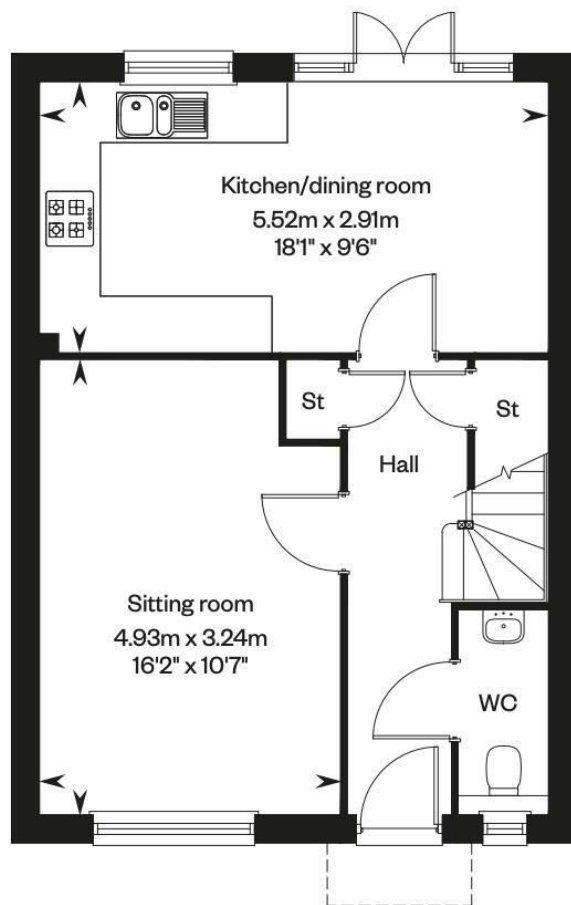
Anticipated Build Completion Spring 2025

Important Notice: The images presented in this property description depict a different plot and are intended for illustrative purposes only. We encourage prospective buyers to visit the property in person for an accurate assessment.

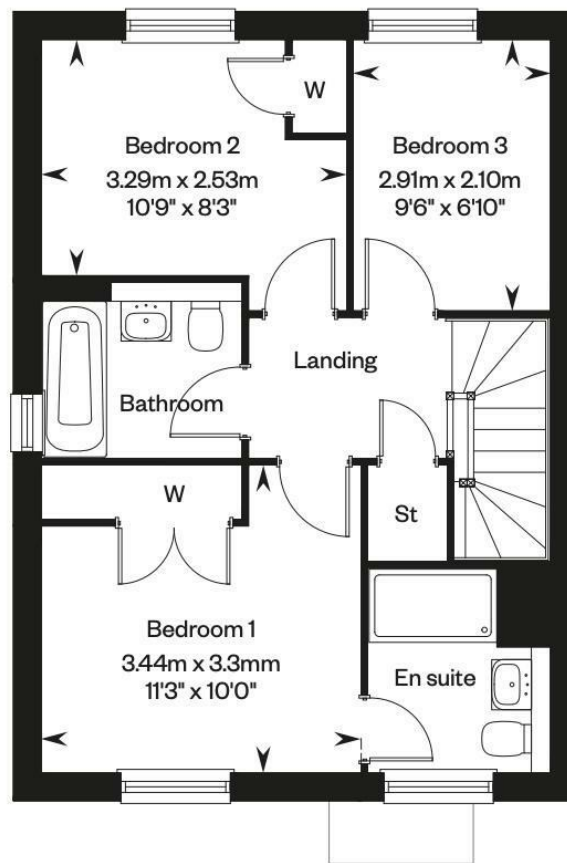








Ground floor




First floor

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
New Build

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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