

oakheart



£350,000

Guide Price

Prettygate Road, Colchester

Guide Price: £350,000 - £375,000.

Located in the highly sought-after Prettygate area of Colchester, this beautifully presented four-bedroom, three-bathroom semi-detached property offers generous living space and superb access to high-performing primary and secondary schools, local amenities, and excellent transport links—ideal for families and commuters alike.

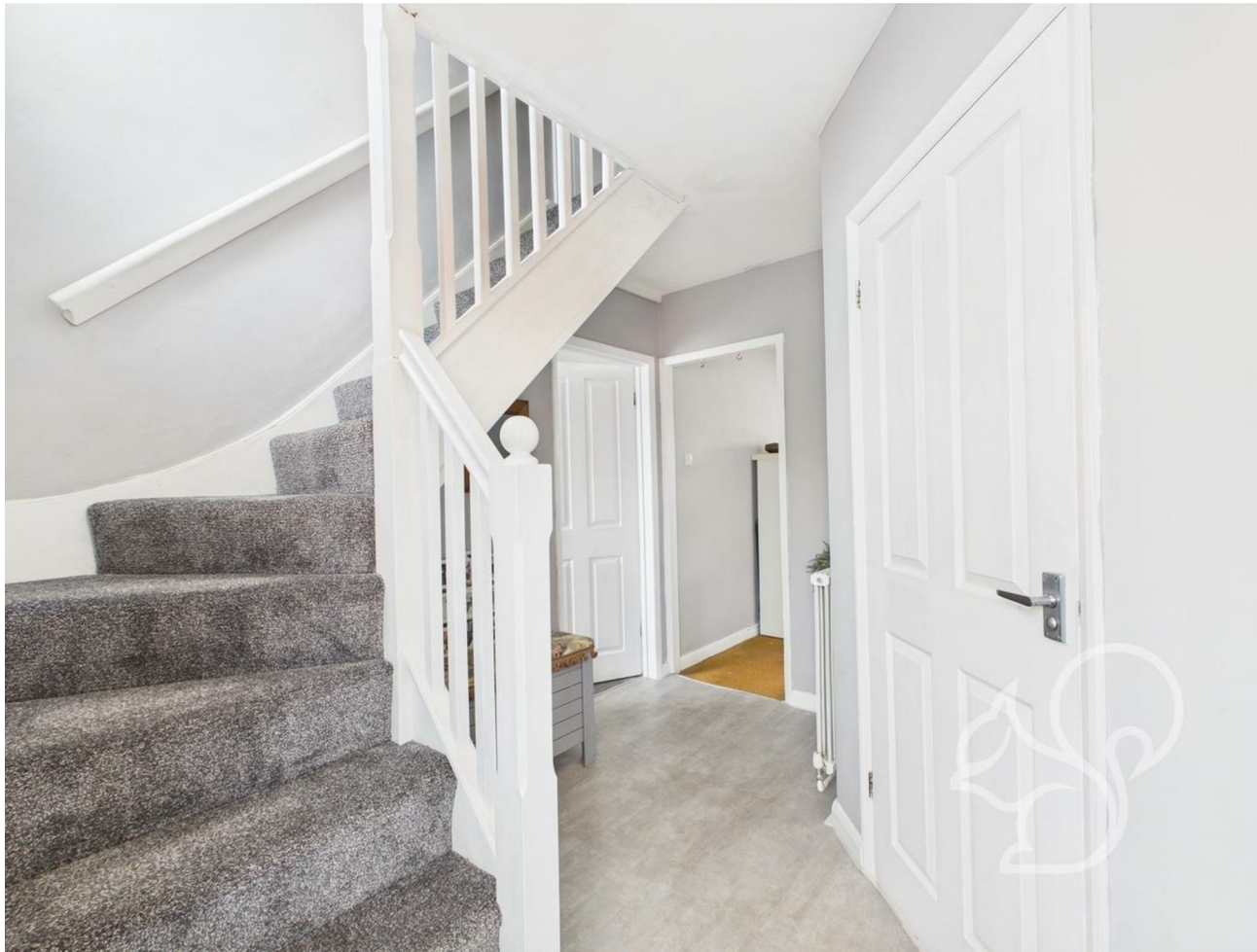
Step through the welcoming entrance hall, complete with a handy storage cupboard, and into the heart of the home. The ground floor features a recently renovated shower room, comprising a large

double walk-in shower, WC, and wash basin. The kitchen flows seamlessly into a dedicated dining area, which opens into a spacious additional reception room—ideal as a family room or home office—with sliding doors leading out to the rear garden. A second reception space leads into the generous main lounge at the front of the home, creating a flowing, flexible layout perfect for modern family living.

Upstairs, the principal bedroom boasts a newly re-fitted en-suite with shower cubicle, WC, and wash basin, along with a walk-in wardrobe. There are three further well-proportioned bedrooms and a stylish, fully updated family bathroom featuring a bath with

overhead shower, WC, and wash basin.

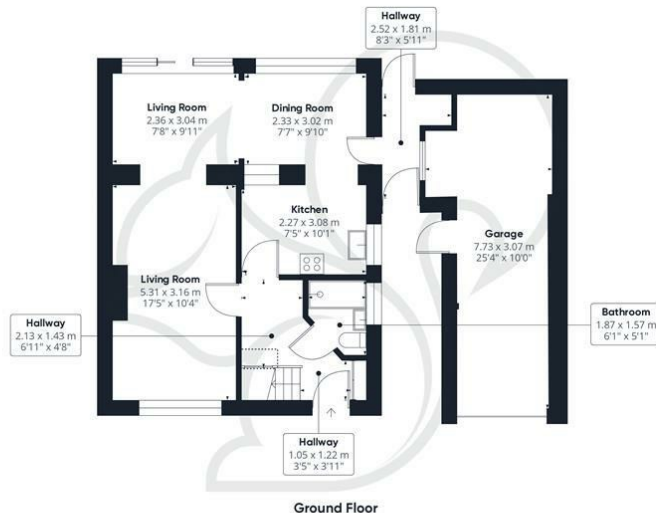
The property enjoys a large enclosed rear garden, primarily laid to lawn with a generous patio area—ideal for entertaining or family play. To the side of the property is a substantial garage with power, and a secure gate provides convenient side access between the garden and the spacious front driveway, which offers ample off-road parking for multiple vehicles.












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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>63</p>	<p>82</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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