

oakheart



£800,000

Guide Price

De Vere Road, Colchester

Situated in the highly desirable and well-connected Prettygate area of Colchester, this outstanding four-bedroom, two-bathroom detached family home has been thoughtfully extended and finished to an exceptional standard throughout. Boasting a wealth of high-specification fixtures and contemporary design features, the property provides expansive living space, a superb open-plan layout ideal for

entertaining and modern family life, a double garage, and extensive off-road parking for multiple vehicles.

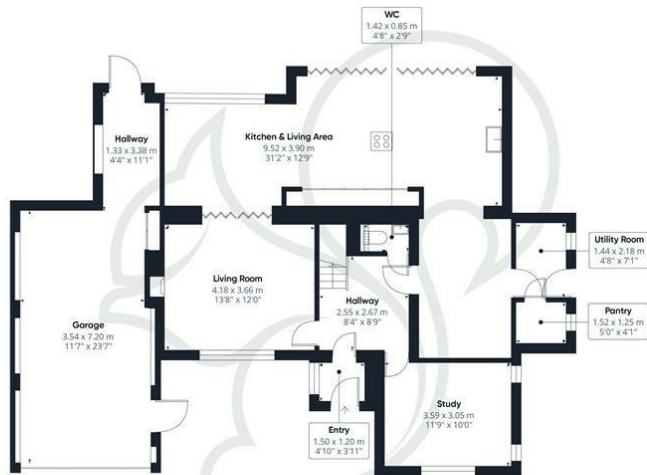
Perfectly located within easy reach of a selection of high-performing state and private schools, Colchester City Centre, the A12, and Colchester Mainline Station with direct trains into London Liverpool Street, this stunning home represents the perfect blend of luxury, practicality, and convenience.











Ground Floor



Floor 1

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Approximate total area¹⁾

177 m²
1907 ft²

Reduced headroom

0.5 m²
5 ft²

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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