

oakheart



£550,000

Field View Close, Colchester



Positioned in a quiet cul-de-sac on the desirable Field View Close, just off Turner Road, this spacious and well-presented four-bedroom, three-bathroom detached family home offers an exceptional blend of comfort, convenience and charm.

Enjoying a prime location, the property is within easy walking distance of Colchester General Hospital, the mainline railway station with direct links to London Liverpool Street, and a range of local amenities including Asda Superstore and Turner Rise Retail Park. Backing directly onto the stunning Highwoods Country Park, residents benefit from picturesque views and access to scenic walks and open green spaces.







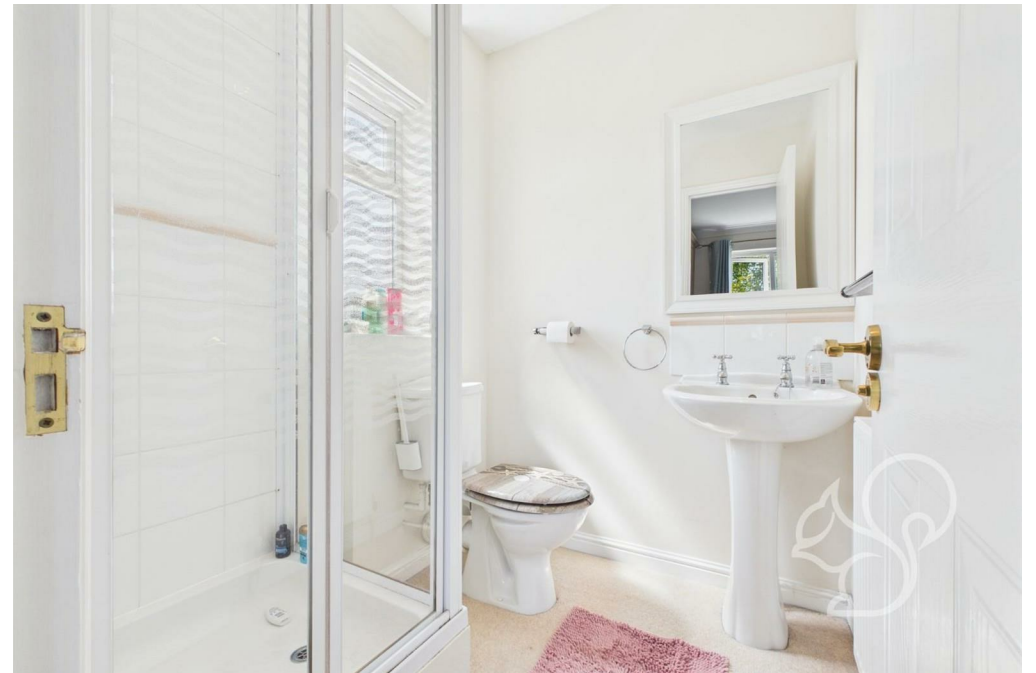
















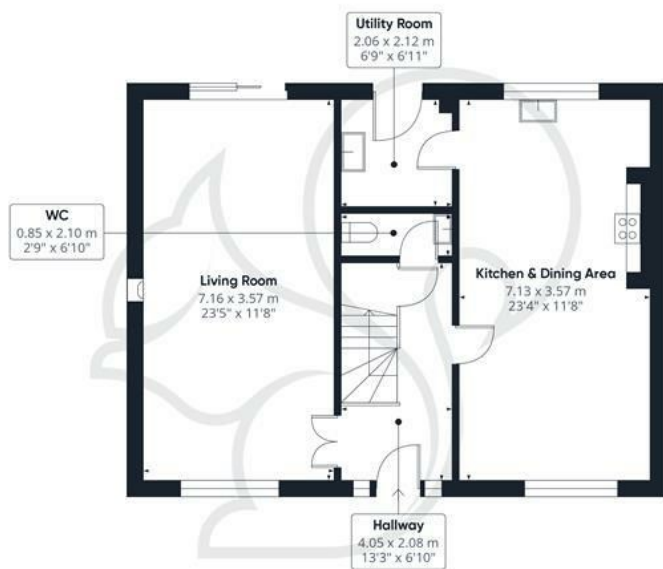




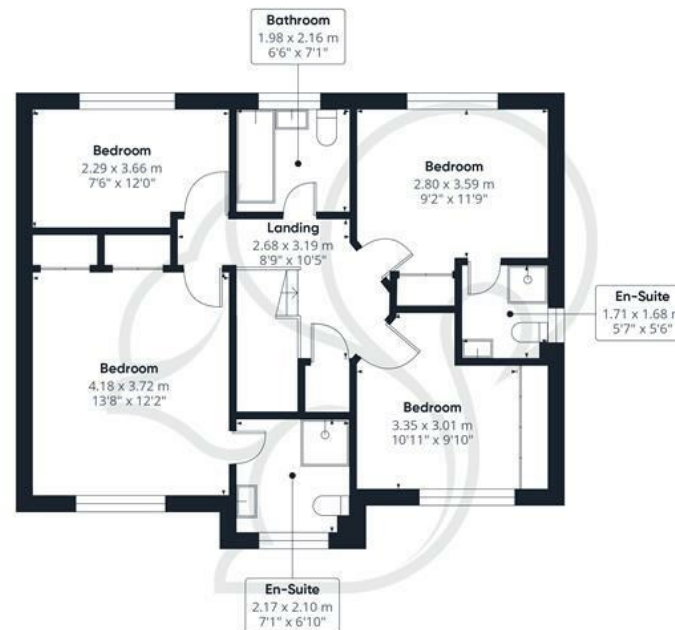








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

157.8 m<sup>2</sup>  
1696 ft<sup>2</sup>

(1) Excluding balconies and terraces

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:  
F



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(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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