

oakheart



£800,000

Guide Price

Reynolds Avenue, Colchester

Guide Price: £800,000 - £850,000

Situated in the highly sought-after Prettygate area of Colchester (CO3), this exceptional five-bedroom detached home combines generous living space with premium finishes and the latest smart technology. Beautifully presented throughout, the property has been thoughtfully upgraded to the highest standard, offering both style and convenience for modern family life.

A welcoming hallway leads into a bright and spacious dual-aspect living room, featuring a contemporary Dimplex fire with ceramic heater, while the heart of the home is the impressive open-plan kitchen and dining area, complete with

quartz worktops, a 6-zone NEFF induction hob, twin NEFF hide-and-slide ovens, and bi-fold doors by Origin opening out to the garden. Velux electric roof windows bring in additional light, and a separate utility room, home office and integrated garage with electric remote-controlled door add to the home's practicality.

Upstairs, five well-proportioned bedrooms include a luxurious principal suite with walk-in wardrobe. Two stylish family bathrooms have been finished with premium fittings, including a dual vanity unit, LED sensor mirror, and Aqualisa digital showers with remote start, ensuring luxury as well as comfort.

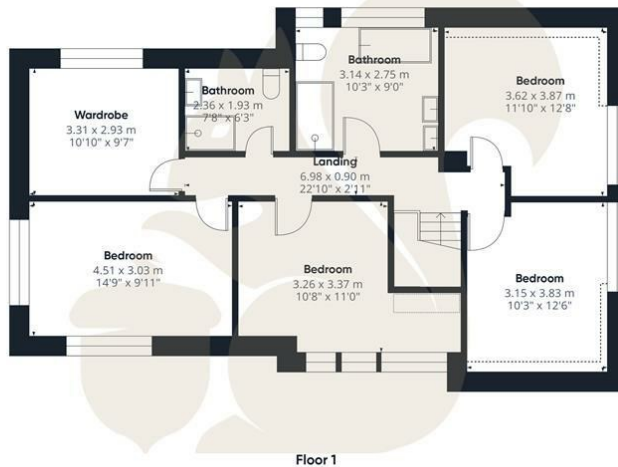
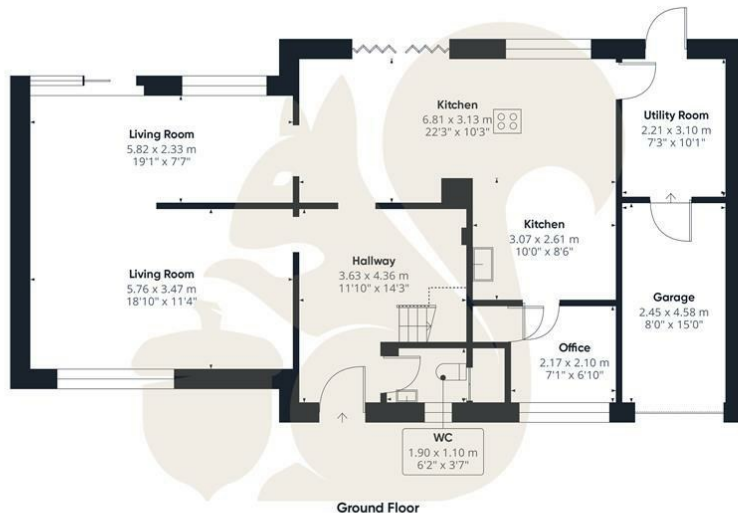
The property boasts an extensive range of modern upgrades throughout, including a Solidor front door, all new windows and doors, and new flooring across the entire house. Smart home technology features strongly, with Phillips Hue LED lighting and external floodlights all controlled via app, a Nest thermostat for heating and hot water, Ring video doorbell, CAT7 network sockets for ultra-fast internet, and a Swann 4K CCTV system with six cameras and remote worldwide viewing. Additional highlights include a Bosch high-performance boiler with 250-litre thermal water store, a 4K projector with 120-inch screen (negotiable), and secure app-controlled systems that provide comfort, energy efficiency and peace of mind.











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Approximate total area⁽¹⁾

182.5 m²

1964 ft²

Reduced headroom

4 m²

43 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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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