

oakheart



£800,000

Guide Price

Reynolds Avenue, Colchester

Guide Price: £800,000 - £850,000

Situated in the highly sought-after Prettygate area, this outstanding five-bedroom detached home offers a rare combination of generous living space, premium finishes, and cutting-edge smart home technology. Impeccably presented and thoughtfully upgraded throughout, the property perfectly balances contemporary style with everyday practicality – ideal for modern family living.

A welcoming entrance hallway opens into a bright and spacious dual-aspect living room, featuring a sleek Dimplex ceramic fire that adds warmth and ambience. The true heart of the home is the impressive open-plan kitchen and dining area, showcasing quartz worktops, a 6-zone NEFF induction hob, twin NEFF hide-and-slide ovens, and

bi-folding doors by Origin that open seamlessly onto the garden. Electric Velux roof windows enhance natural light, while a separate utility room, dedicated home office, and an integrated garage with an electric remote-controlled door provide superb functionality.

Upstairs, five well-proportioned bedrooms include a luxurious principal suite complete with a walk-in wardrobe. Two beautifully appointed family bathrooms feature premium fixtures, including a dual vanity unit, LED sensor mirror, and Aqualisa digital showers with remote start, delivering both comfort and sophistication.

Every detail has been finished to the highest standard, with notable upgrades such as a Solidor front door, new windows and doors throughout, and new flooring across the

entire property. Smart home technology is integrated throughout, including Philips Hue LED lighting (internal and external), Ring video doorbell, Nest thermostat for heating and hot water, Swann 4K CCTV system with six cameras and worldwide remote access, and CAT7 network sockets for ultra-fast internet connectivity.

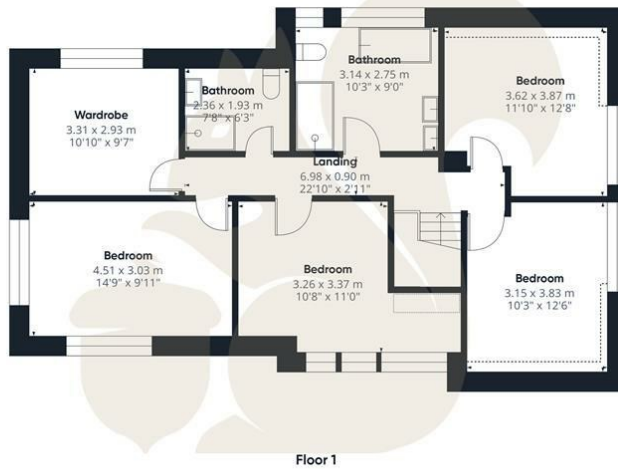
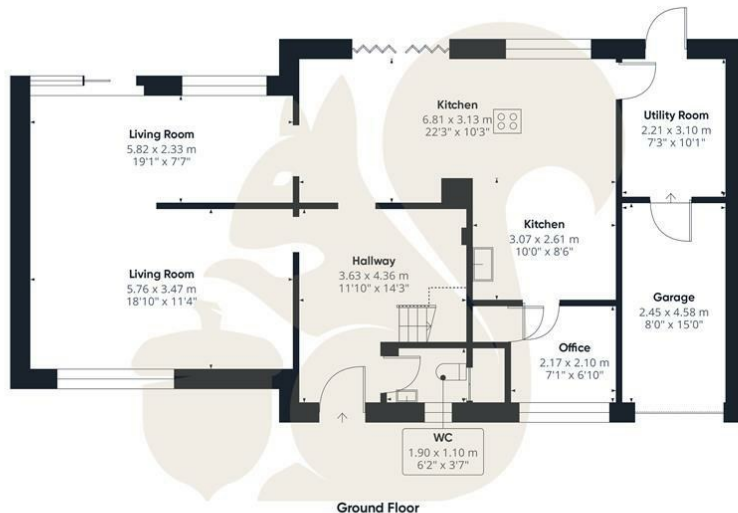
Further highlights include a Bosch high-performance boiler with a 250-litre thermal water store, and a 4K projector with 120-inch screen (available by negotiation).











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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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