

oakheart

£400,000

Sutton Park Avenue, Colchester





Offered with no onward chain is this spacious and extended three-bedroom semi-detached home, ideally located in the sought-after Prettygate area of Colchester. This well-maintained property is perfect for families, upsizers, or buyers looking for a smooth and immediate move.

Set on the desirable and well-connected Sutton Park Avenue, this attractive home has been extended to the rear, creating generous and versatile living space. Upon entry, a welcoming

hallway leads into a bright and spacious living room with a charming bay window, offering a warm and inviting space to relax.

To the rear, the layout opens up into a formal dining area and an extended garden room, which provides lovely views over the garden – ideal for entertaining or enjoying family time. The kitchen is modern and functional with ample storage, and there's a convenient ground floor WC for guests/convenience.

Upstairs, the property features three well-proportioned bedrooms. The primary and second bedrooms offer plenty of natural light, while the third room makes an ideal nursery, home office, or guest room. A stylish family bathroom completes the first floor.

Externally, the property benefits from a detached garage, providing secure off-road parking or useful storage. The rear garden is private and offers excellent potential for landscaping or further personalisation.





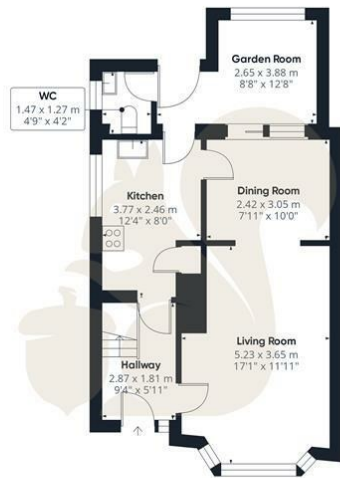




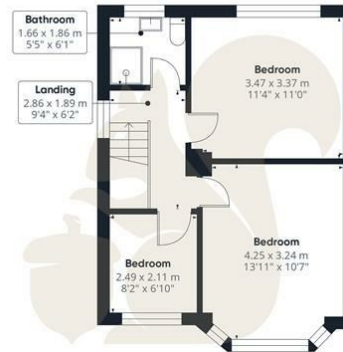








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>01</sup>

104.5 m<sup>2</sup>  
1124 ft<sup>2</sup>

(1) Excluding balconies and terraces

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:

### 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>	71	77
(55-68) <b>D</b>		
(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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