

oakheart

£400,000

Sutton Park Avenue, Colchester



Offered with no onward chain, this spacious and thoughtfully extended three-bedroom semi-detached home sits in the ever-popular Prettygate area of Colchester. It's an ideal choice for families, those looking to upsize, or buyers hoping for a straightforward and stress-free move.

Located on the well-connected Sutton Park Avenue, the property has been extended to the rear, giving it a generous and versatile layout. The entrance hall leads into a bright, welcoming

living room with a classic bay window, creating a cosy space to unwind.

Moving through to the rear, the home opens into a formal dining area and an extended garden room, enjoying lovely views across the garden. This space works perfectly for hosting, family gatherings, or simply relaxing. The kitchen is modern, practical, and equipped with plenty of storage, and there's also a handy ground floor WC.

Upstairs, you'll find three well-sized bedrooms. The main and second bedrooms are light-filled and comfortable, while the third lends itself well to a nursery, home office, or guest bedroom. A stylish family bathroom completes the first-floor layout.

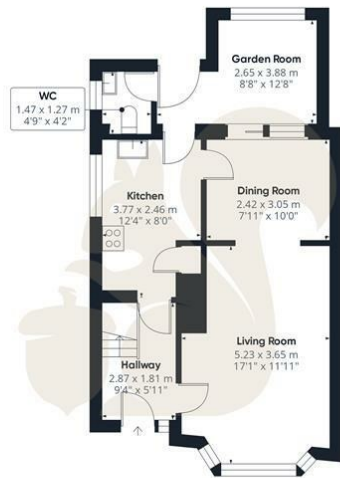
Outside, the property benefits from a detached garage, ideal for secure parking or additional storage. The rear garden is private and full of potential for landscaping or personal touches, making it a fantastic extension of the living space.



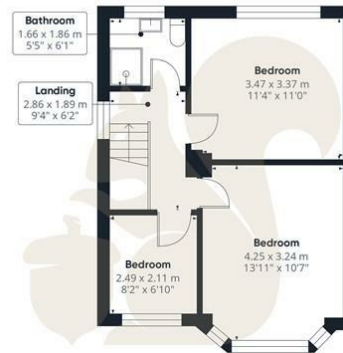








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁰¹

104.5 m²
1124 ft²

(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) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(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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