

oakheart

£350,000

Guide Price

Melbourne Chase, Colchester

Guide Price: £350,000 - £375,000.

Occupying a desirable position to the south of Colchester, this beautifully maintained four-bedroom detached family home offers generous and versatile living space, making it an ideal choice for growing families.

Perfectly placed for everyday convenience, the property enjoys easy access to a range of local amenities including schools, shops, and supermarkets. Colchester's vibrant city centre is just a short drive away and offers an array of restaurants, wine bars, independent retailers. For commuters, Colchester's mainline railway station is within easy reach, providing fast and direct

connections to London Liverpool Street.

The ground floor welcomes you with a bright and inviting entrance hall leading to a modern cloakroom and an impressive open-plan living and dining area—a perfect setting for both family living and entertaining guests, with French doors opening directly onto the rear garden. The contemporary kitchen is well-appointed with sleek eye-level and base units, integrated appliances including a microwave and dishwasher, an inset oven and hob with extractor hood, and space for a fridge/freezer. The home also benefits from a utility area, thoughtfully created from part of the integral garage to offer additional practical space. Lounge, kitchen, hallway, downstairs WC benefits from

karndean flooring.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms, offering ample accommodation for the whole family, along with a stylish and modern family bathroom.

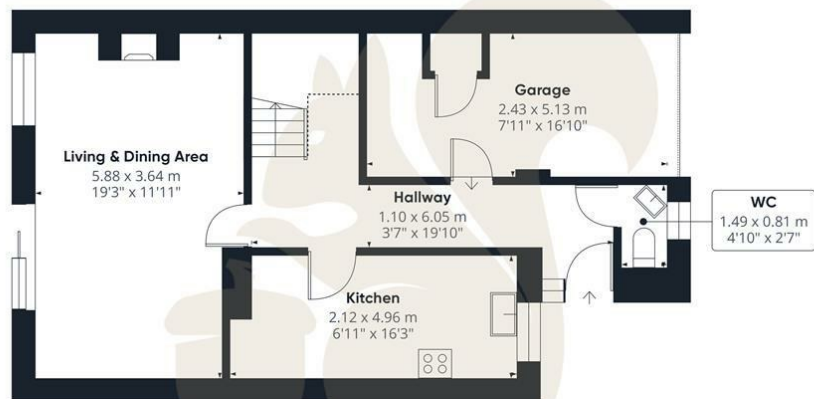
Externally, the private rear garden has been designed for low maintenance, featuring established borders with mature plants and shrubs, and enclosed by secure panel fencing—creating a safe and peaceful space to relax or entertain outdoors. To the front, a private driveway provides off-road parking, leading to the remaining section of the garage which is fitted with a modern roller door and benefits from power and lighting



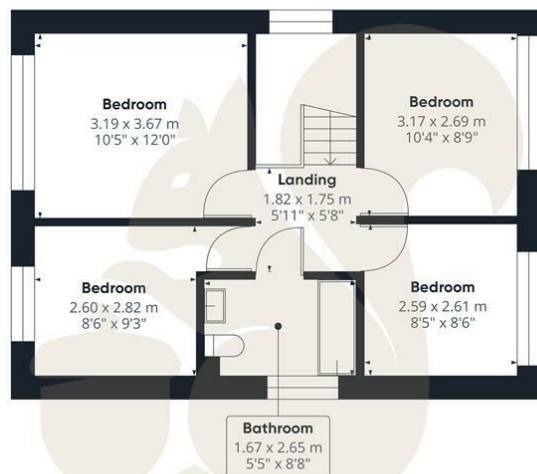








Ground Floor



Floor 1

**oakheart**

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

98.1 m<sup>2</sup>

1056 ft<sup>2</sup>

**Reduced headroom**

2.9 m<sup>2</sup>

31 ft<sup>2</sup>

(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:

Colchester


Tenure:

Freehold

Council Tax Band:

D

**Energy Efficiency Rating**

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   | <b>83</b> |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   | <b>65</b>   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <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.

Oakheart Colchester

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