

Located in the highly sought-after and historic Pracedo Development, this impressive three bedroom townhouse offers over 1,500 sq. ft of versatile and well-designed accommodation, perfectly suited to modern family living. Set within a vibrant and well-connected community, the property is just moments from the open green spaces of Abbey Fields, within walking distance of Colchester City Centre, and conveniently close to Colchester Town Station providing direct links to London Liverpool Street. The area is renowned for its excellent schools, peaceful surroundings, and access to local shops, cafés, leisure facilities, and scenic walking routes.

The around floor offers superb flexibility with a spacious bedroom that car

double as an additional living room, playroom, or home office, along with further bedroom positioned across the hall. A useful ground-floor WC an internal access to the attached garage enhance practicality.

On the first floor, the generous living room spans the depth of the property and enjoys an abundance of natural light, creating a warm and inviting space for everyday relaxation. To the rear, the modern kitchen and dining area provide a sociable setting ideal for family meals or entertaining guests, and an additional WC off the landing adds further convenience.

The top floor hosts two well-proportioned double bedrooms, including a

superb principal bedroom complete with a contemporary en-suite showe room. A stylish family bathroom serves the second bedroom, while the spacious landing contributes to the girv feel of the upper level

A standout feature is the detached sunroom located in the rear garden perfector use as a home office, hobby room, gym, or peaceful retreat. The garden itself is private and low maintenance, offering an ideal outdoor space for relaxing or dining.







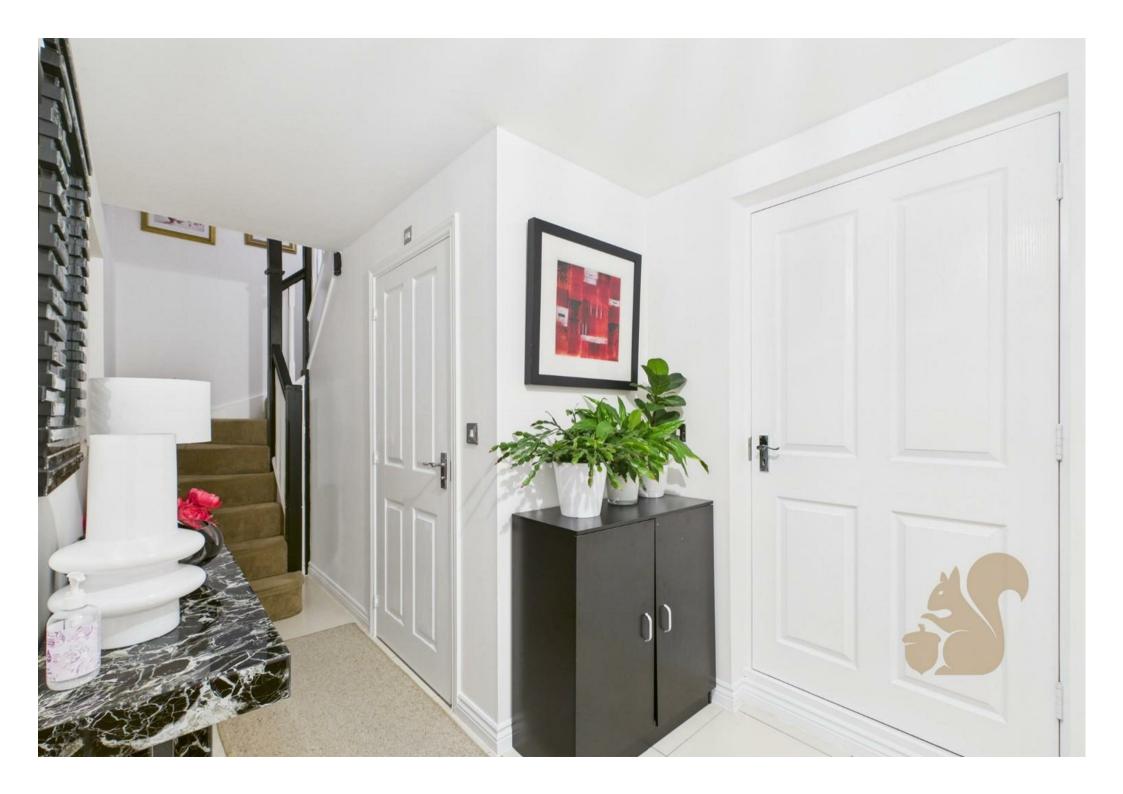






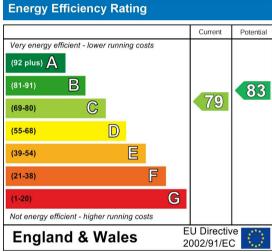












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester 01206 803 308 colchester@oakheart.co.uk 2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart