

# oakheart



£375,000

Guide Price

Hatley Close, Colchester



Guide Price: £375,000 - £400,000

Situated on a desirable corner plot overlooking open fields, this beautifully presented three-bedroom detached home offers modern comfort, stylish living, and a peaceful setting within the popular south Colchester area. Built by Persimmon Homes just a year ago, the property enjoys the advantages of a near-new build, complemented by thoughtful upgrades added by the current owner.

The ground floor opens with a bright and welcoming entrance hallway leading to a spacious living room with a large front window that fills the space with natural light. To the rear, the modern kitchen and dining area offers a perfect family and entertaining space, featuring sleek finishes, French doors to the garden, and an adjoining utility

room with a ground-floor WC for added convenience.

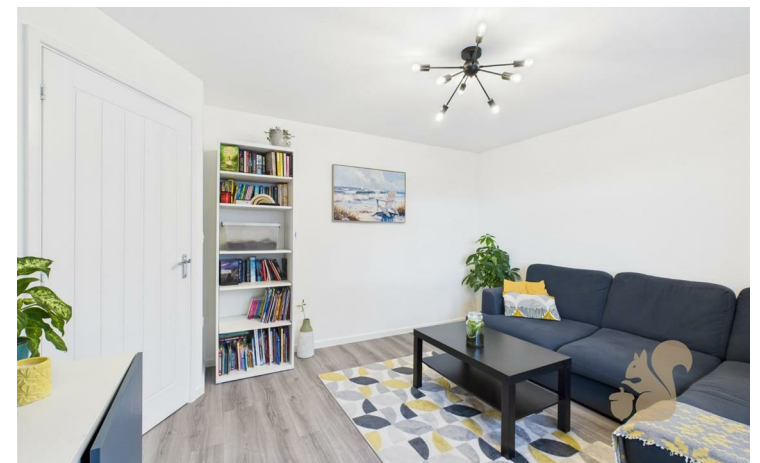
Upstairs, there are three well-proportioned bedrooms, including a comfortable principal suite with a private en-suite shower room. The remaining bedrooms are served by a modern family bathroom, all accessed from a central landing.

Externally, the home truly excels. The owners have enhanced the rear garden with a stylish pergola and upgraded patio area, creating an ideal spot for outdoor dining and relaxation. The property also benefits from a three-car driveway, complete with a convenient EV charging point mounted on the rear wall.

Perfectly positioned on the edge of Colchester, residents can enjoy both peaceful

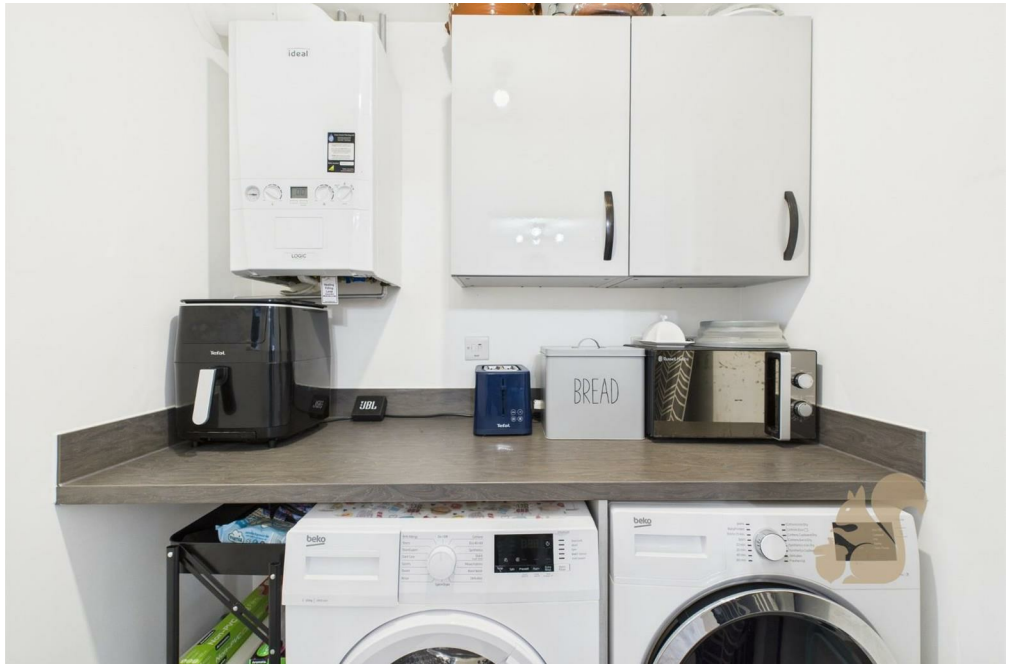
surroundings and easy access to everyday amenities. The property is within close proximity to St Michaels Primary School, Paxman Academy and Philip Morant School and a short drive from Colchester City Centre, Abberton Reservoir, and Colchester Zoo. Major road links including the A12 and A120 are easily accessible, while Colchester's mainline station offers direct services to London Liverpool Street ideal for commuters.

This home combines contemporary design, energy efficiency, and a prime position in a sought-after development.



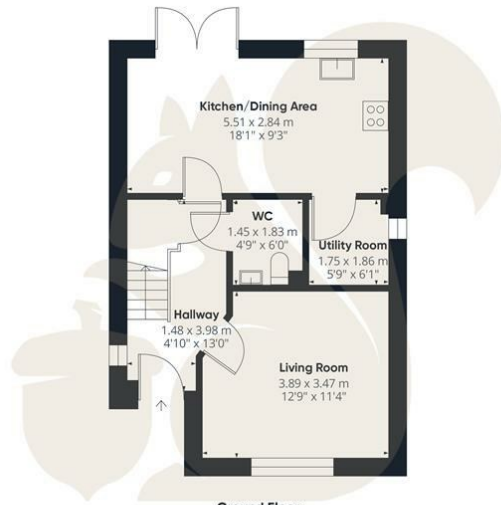




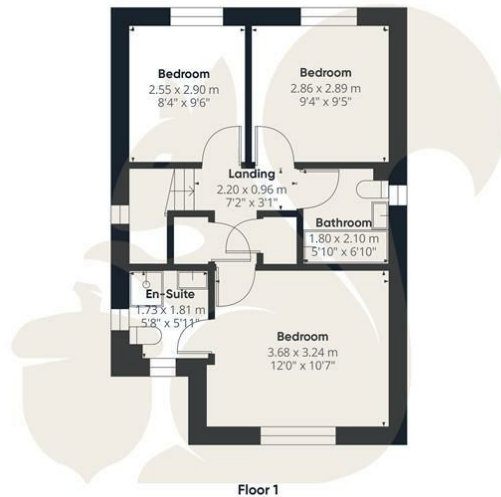








**oakheart**



(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:  
E

### Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current   | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>84</p> | <p>95</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                        |           |           |

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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