



Venus Road, Colchester

This stunning contemporary 3-bedroom, 2-bathroom semi-detached new build house in Colchester offers a perfect blend of modern design and comfortable living. Situated in a sought-after location, this property with parking and a sunny landscaped garden truly wants for nothing.

Guide price £375,000

Venus Road

Colchester, CO2



- New build warranty
- Kitchen/dining room opening onto garden
- Ensuite to principal bedroom
- Guide Price £375,000 - £400,000
- 3 bedrooms
- Separate utility room
- Sunny landscaped garden
- 2 bathrooms
- Downstairs WC
- Offstreet parking

The Property

As you step into the house, you're immediately struck by the modern and deceptively spacious nature of the property. To the rear there is an inviting kitchen/diner. This area is designed to be the heart of the home. Sleek white cabinetry and stylish black work surfaces perfectly compliment neutral floor tiling to create an effortlessly contemporary feel. The kitchen diner seamlessly connects to the garden through large glass doors, flooding the space with natural light and creating a harmonious indoor-outdoor flow. This arrangement makes it ideal for both everyday family meals and entertaining guests.

Adjacent to the kitchen, you'll find a utility room, adding practicality to the living experience. This dedicated space is designed to house laundry appliances and provide extra storage, ensuring a clutter-free living environment. You can also find the downstairs WC here.

The property boasts a separate living room. This space offers a cosy retreat where you can unwind, read a book, or enjoy movie nights with loved ones.

Heading upstairs, you'll discover two generously sized double bedrooms. These bedrooms are thoughtfully designed to accommodate various furniture arrangements while still providing ample space for movement. Additionally, the property includes a separate bathroom with a bath on the first floor. This ensures that residents and guests have access to a well-appointed bathroom that is both functional and stylish.

On the second floor, the principal bedroom is a true highlight, featuring an ensuite bathroom and feature bay window. This private oasis offers a sense of luxury and convenience, complete with modern fixtures and a contemporary design.

The Outside

Beyond the interior, the outdoor space is equally inviting. The landscaped private garden is easily accessible from the kitchen diner, creating a seamless transition between indoor and outdoor living.

Whether you're enjoying a morning coffee or hosting a summer barbecue, the garden provides a versatile space for various outdoor activities. To the rear is a summer house and there is also a shed providing outside storage space.

The Area

This contemporary home is positioned on a peaceful residential road in Colchester. With playing fields close by and shops, only a stone's throw away, the local amenities are plentiful. The area is also within striking distance of Colchester's city centre, with its abundance of restaurants, bars, shops and entertainment facilities.

Not only that but there are numerous outstanding schools within the area. Colchester's mainline railway is within easy reach, where you can be in London Liverpool Street within an hour. The town is well connected with various bus routes and the A12 is easily accessed.

Further Information

Tenure - Freehold

Council - Colchester

Council Tax Band - D

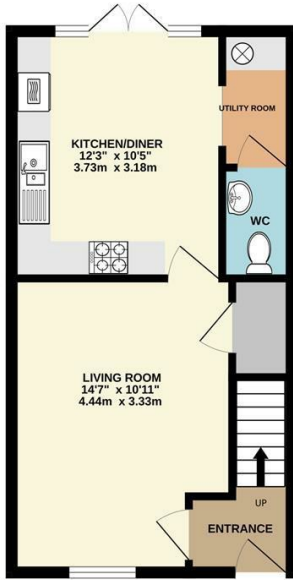
Property Construction - Brick

Gas, Water, Sewerage and Electricity Mains

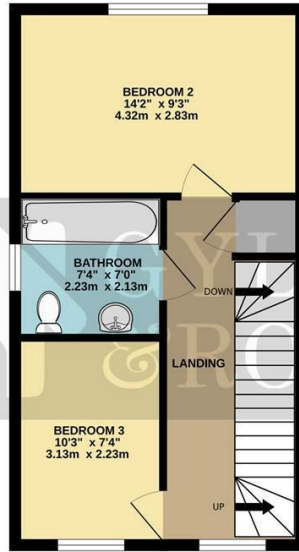


Floor Plan

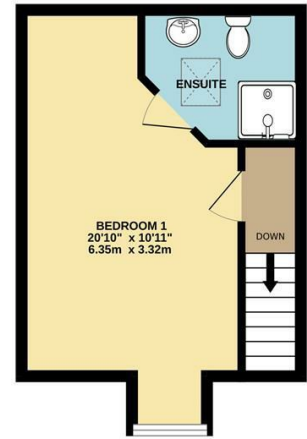
GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	94		
<p>Key: energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	