



Smythies Avenue, Colchester

Stylish three-bedroom new build on Smythies Avenue, Colchester, set on a generous corner plot with a large private garden, contemporary interiors, and convenient access to local amenities.

Guide price £475,000

Smythies Avenue

Colchester, CO1



- Chain Free
- Bright open interiors
- Spacious corner plot
- Brand new construction
- Stylish kitchen diner
- Central city location
- Detached garage
- Ample off-road parking
- Solar panels, Air source heat pump and underfloor heating

The Property

Inside you're welcomed by a bright, well-proportioned hallway that sets the tone for the rest of the home. To the left, the living room offers a calm, comfortable space perfect for relaxed evenings or morning light through the front-facing window.

Straight ahead, the heart of the home opens up into a generous kitchen-diner. A sleek peninsula island defines the space, offering room to cook, whilst still feeling connected to the space. Bi-folding doors open directly onto the garden, making indoor-outdoor living feel effortless.

A discreet downstairs WC is tucked neatly beneath the staircase, practical and perfectly placed.

Upstairs, three well-sized bedrooms. The main bedroom benefits from its own en-suite, while a stylish family bathroom serves the remaining two. Every room is thoughtfully finished and filled with natural light.

The Outside

Outside, the home sits proudly on a generous corner plot, offering one of the larger gardens in the area, a rare find for central Colchester. The garden stretches out from the rear, providing plenty of space for entertaining. The detached garage is also situated to the rear.

To the front, there's excellent off-road parking. It's a home that offers both space and convenience, inside and out.

The Area

Tucked away just west of the town centre, Smythies Avenue offers a calm, residential setting with everything you need close to hand. It's a part of Colchester that feels settled, well connected but quietly removed from the bustle.

Shops, schools, green spaces, and transport links are all within easy reach, making it a smart spot for both families and professionals. Colchester's historic heart is just a short walk or drive away, with its growing mix of independent cafés, galleries, and restaurants, while nearby Hilly Fields provides open space for weekend walks or school run shortcuts.

Whether you're heading into town, commuting further afield, or simply enjoying life at home, Smythies Avenue offers that ideal balance of town and neighbourhood, practical, peaceful, and well placed.

Further Information

Tenure - Freehold

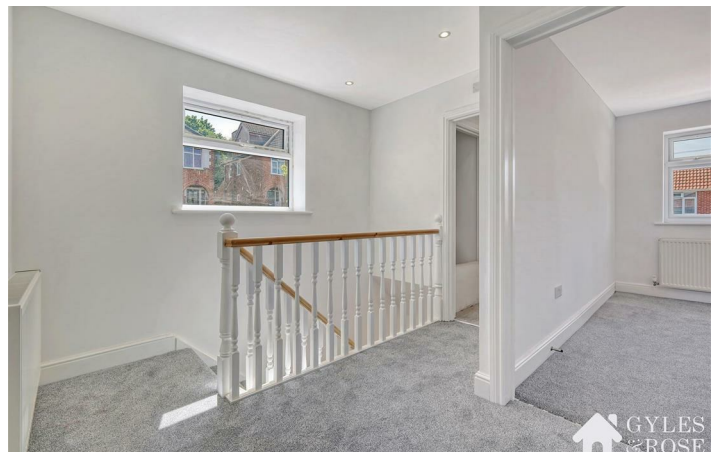
Council Tax - Colchester Band

Mains Sewerage, Electricity, Water, Air source heat pump and Solar panels

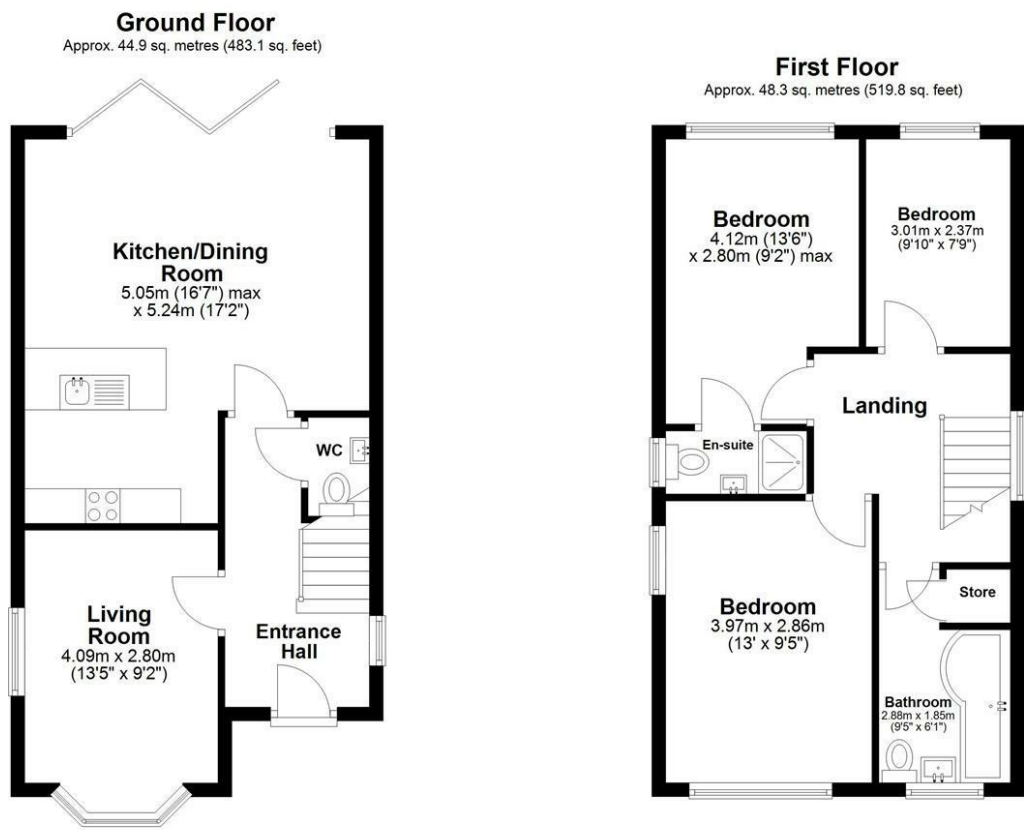
Construction - Brick

Sellers Position - Chain Free

Please note that some photographs have been digitally enhanced with overlays of real flooring and turf for visual representation.



Floor Plan



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Smythies Avenue

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