

oakheart



£400,000

Guide Price

Pointsman Way, Colchester

GUIDE PRICE: £400,000 - £425,000

Situated on the sought-after Pointsman Way in the desirable CO3 area of Colchester, this beautifully presented three-bedroom home was constructed in 2022 and offers stylish, contemporary accommodation finished to a high standard throughout. Perfectly suited for modern family living, the property combines spacious interiors with a convenient location close to local amenities, schooling and transport links.

Stepping inside, the property welcomes you via an entrance hallway with stairs rising to the first floor and access to a convenient ground floor WC. To

the front of the home, the bright and comfortable living room provides an ideal space for relaxing, while to the rear, the impressive kitchen/dining room creates the heart of the home. Finished with a modern range of units and ample worktop space, the kitchen also benefits from direct access to the garden, making it ideal for entertaining and family life.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom. The accommodation is further enhanced by two modern bathrooms, including an en-suite to the principal bedroom, alongside an additional family bathroom finished with contemporary fittings.

Externally, the property continues to impress with a detached garage offering excellent storage or parking potential. The home also benefits from a well-maintained outdoor space, ideal for relaxing and entertaining.

Located within easy reach of Colchester city centre, excellent schooling, local parks and transport connections, this modern home presents an excellent opportunity for families, professionals and first-time buyers alike.

Agents note: Please be advised there is an estate charge payable annually.



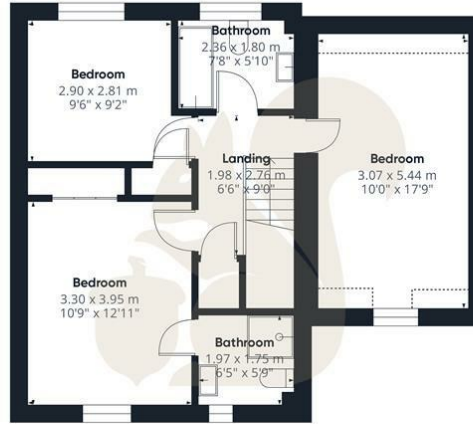




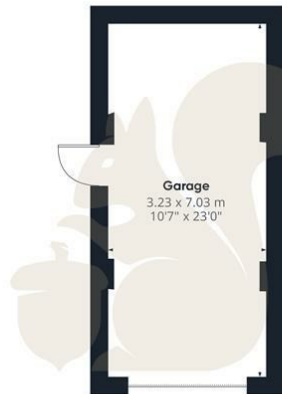




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Main building GLA<sup>TM</sup>**

102.9 m<sup>2</sup>  
1107.56 ft<sup>2</sup>

**Main building total**

102.9 m<sup>2</sup>  
1107.56 ft<sup>2</sup>

**Building 2 total**

24.42 m<sup>2</sup>  
262.87 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

**Reduced headroom**

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

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