



Carus Crescent, Highwoods, Colchester

*****GUIDE PRICE £325,000-£350,000***** A beautifully presented three-bedroom family home in the sought-after Highwoods area of Colchester, offering bright and spacious accommodation, a modern kitchen, impressive conservatory and a landscaped rear garden with garage and car port. Ideally positioned for families and commuters alike, the property is within easy reach of excellent local amenities, schools and transport links.

Guide price £325,000

Carus Crescent

Highwoods, Colchester, CO4



- Three well-proportioned bedrooms and a stylishly refitted family bathroom.
- Ground floor cloakroom for added everyday convenience.
- Well-presented throughout with tasteful décor, updated bathroom and a move-in ready finish.
- Bright sitting room with useful under-stairs storage and an adjoining dining area.
- Landscaped rear garden with a decked entertaining area, mature planting and a detached garage.
- Popular Highwoods location, close to local amenities, schools, Northern Gateway and the A12.
- Modern fitted kitchen opening into a generous conservatory overlooking the garden.
- Car port providing covered off-road parking in addition to the garage.

The Property

This attractive home is arranged over two floors and offers well-balanced accommodation extending to approximately 920 sq. ft. The welcoming entrance leads into a comfortable sitting room with space for relaxation and a separate dining area, creating an ideal layout for family life and entertaining. The modern fitted kitchen provides ample storage and worktop space and flows seamlessly into a spacious conservatory, flooding the rear of the property with natural light and providing an additional reception space overlooking the garden. A convenient ground floor cloakroom completes the accommodation downstairs.

Upstairs are three bedrooms, including a generous principal bedroom, together with a contemporary family bathroom featuring stylish subway tiling and modern fittings. The home has been tastefully maintained throughout, with neutral décor allowing buyers to move straight in.

The Outside

To the front, the property benefits from a covered car port leading to a detached garage, providing excellent parking and storage.

The enclosed rear garden has been thoughtfully landscaped to create a wonderful outdoor space, featuring a timber deck ideal for outdoor dining, a lawn bordered by mature shrubs and established planting, and a garden shed tucked away at the rear. The conservatory opens directly onto the decking, making it perfect for entertaining and enjoying the garden throughout the seasons.

The Area

Carus Crescent is situated within the ever-popular Highwoods development to the north of Colchester, a location favoured for its excellent convenience and family-friendly environment. The property is within easy reach of local shops, supermarkets, schools and healthcare facilities, while Highwoods Country Park offers attractive green space and walking routes nearby.

Colchester North Station provides fast rail services to London Liverpool Street, making the area ideal for commuters, while the nearby A12 offers straightforward road connections towards Chelmsford, Ipswich and beyond. The Northern Gateway Leisure Park, with its restaurants, leisure facilities and retail outlets, is also just a short drive away.

Further Information

Tenure: Freehold

Council Tax: Colchester Band C

Construction: Brick

Mains water, gas, electricity and sewerage.

Sellers Position: Needs to secure onward purchase

Mobile Coverage

EE Good outdoor

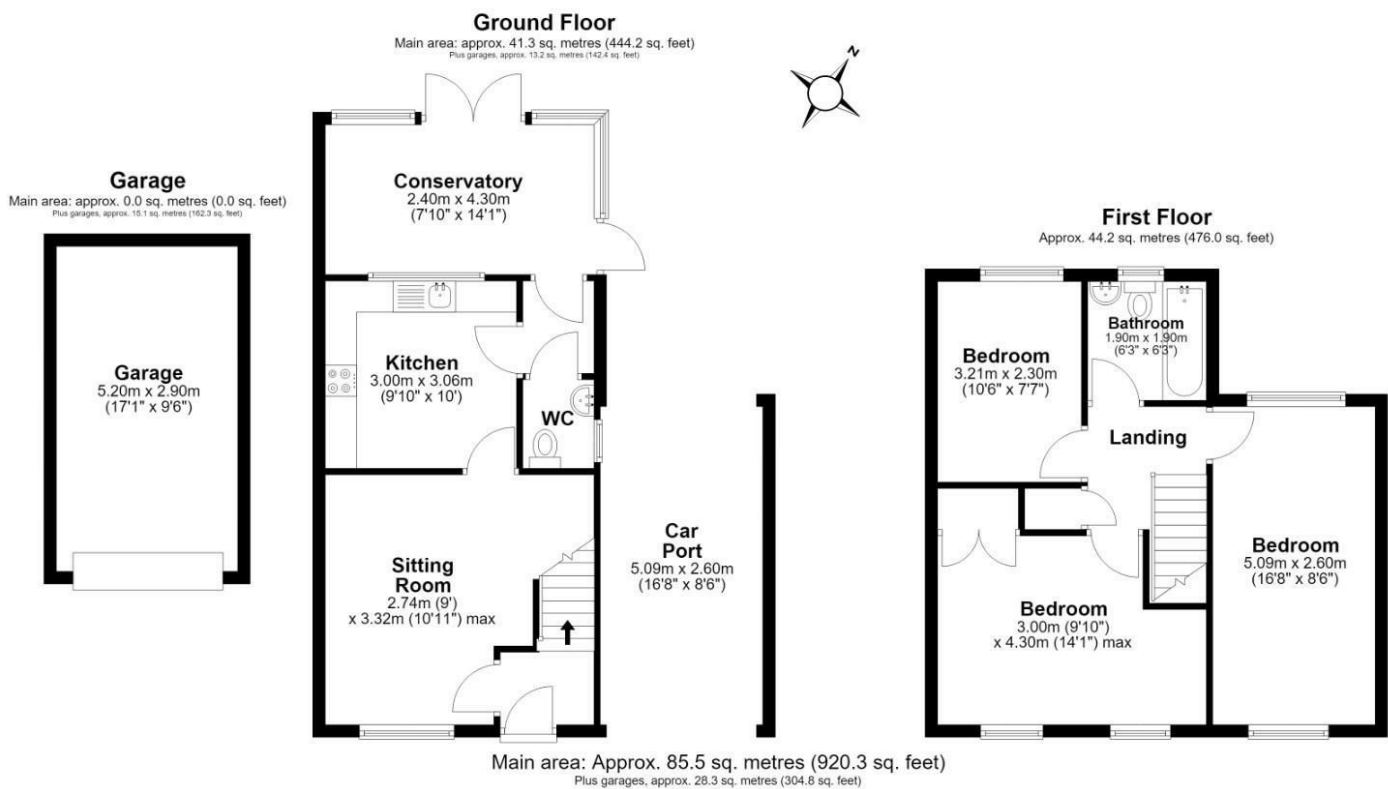
There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

O2 Good outdoor

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Floor Plan



All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.
Plan produced using PlanUp.

Carus Cres, Highwoods

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		