



Reaper Road

Colchester, CO3

Guide Price £400,000

*** GUIDE PRICE OF £400,000 - £435,000 ***

This well-presented and extended three-bedroom family home is ideally positioned to the West of Colchester, in the highly sought-after Prettygate area. Boasting an abundance of living space, this property has been meticulously maintained and offers a comfortable and spacious environment for the whole family.



Property Features

- THREE BEDROOM
- EXTENDED
- EN-SUITE
- CUL-DE-SAC
- EXCELLENT LOCATION
- DRIVEWAY
- SOLAR PANELS
- STUNNING GARDEN
- SHORT DISTANCE TO SHOPS

Full Description

OVERVIEW

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THE HOME

Situated in a peaceful location, this immaculate and well-laid-out family home offers a truly exceptional living experience. From the moment you step inside the entrance hall, you will appreciate the attention to detail and the high-quality finishes throughout. The ground floor features a convenient shower room and a bright and airy lounge, complete with a striking fireplace as the centrepiece.

Double doors lead to the extended rear section of the house, creating an expansive living space. The kitchen area is sure to impress with its abundance of storage units, ample workspaces, and modern appliances. Beyond the kitchen lies the family room, a stunning space flooded with natural light from doors, windows, and large Velux windows in the ceiling. This beautifully presented room offers extensive space for entertaining and relaxing.

On the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom boasts a good-sized en-suite facility, ensuring privacy and comfort for the lucky occupants.

OUTSIDE

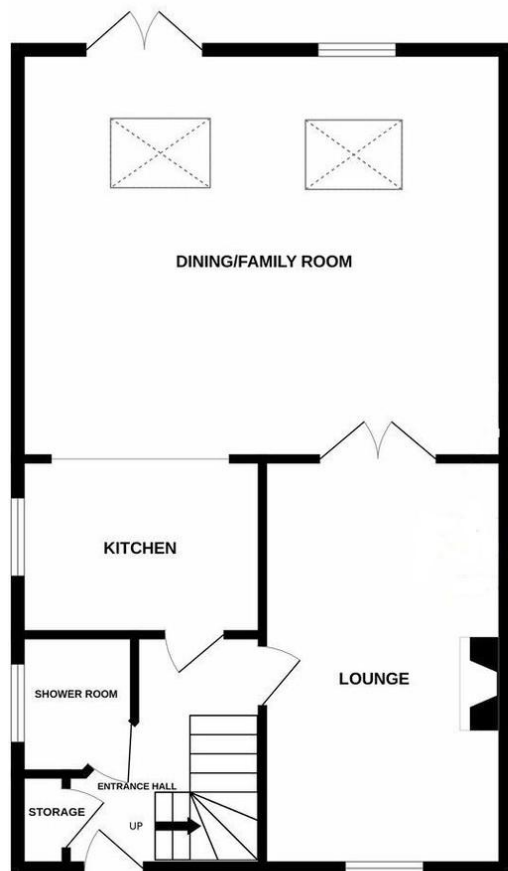
Externally, this property offers a range of fantastic features that enhance both its convenience and enjoyment. At the front of the house, a generously sized driveway provides ample off-road parking for up to three vehicles, ensuring ease and convenience for homeowners and guests.

Moving to the rear, the garden has been meticulously planned to create a delightful outdoor space. A well-maintained lawned area sets the stage for relaxation and play. Following the steps, you'll discover an inviting entertainment area, thoughtfully designed with an outdoor kitchen and hot tub.

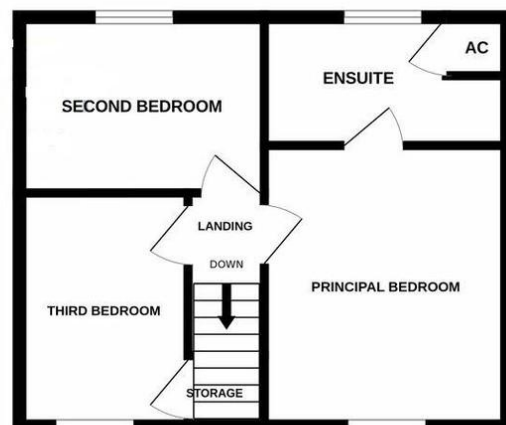




GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		