

oakheart



£600,000

Guide Price

D'arcy Road, Colchester

GUIDE PRICE: £600,000 - £650,000.

An exceptional and beautifully extended four/five bedroom, three bathroom detached residence, offering over 2,300 sq ft of impeccably presented living space, set within a generous plot approaching one-third of an acre.

Positioned along the highly desirable D'Arcy Road, this

outstanding home combines substantial proportions, modern family living and refined finishes throughout, all within easy reach of well-regarded schools, local amenities and excellent transport links.

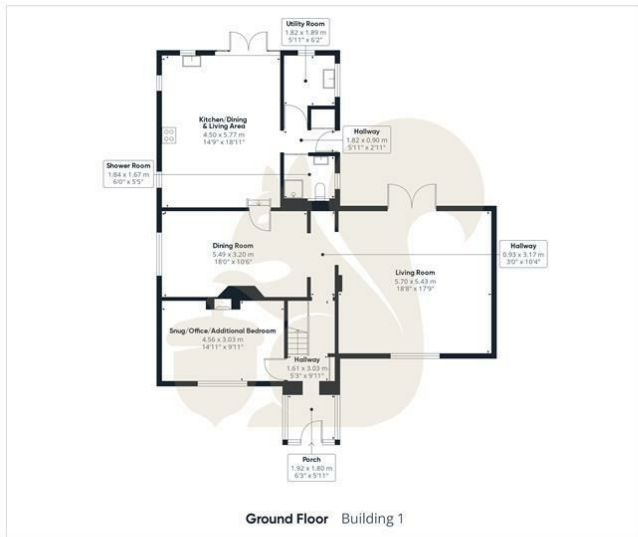
Offered to the market with no onward chain, this is a rare opportunity to secure a home of both scale and quality in a prime residential setting.







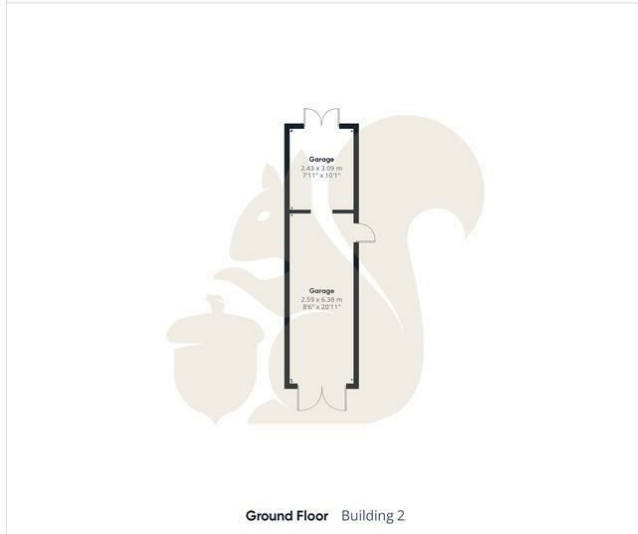




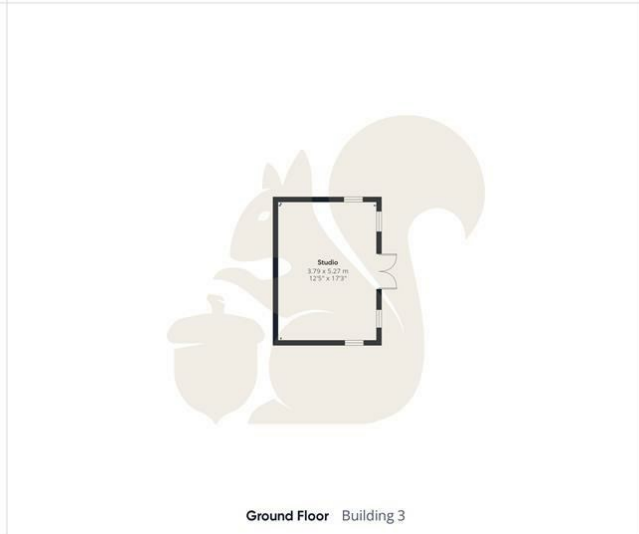
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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**Main building GLA<sup>(1)</sup>**

214.53 m<sup>2</sup>  
2309.18 ft<sup>2</sup>

**Main building total**

221.12 m<sup>2</sup>  
2380.15 ft<sup>2</sup>

**Bonus space**

47.55 m<sup>2</sup>  
511.81 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:

Colchester


Tenure:

Freehold

Council Tax Band:

E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>69</b>	<b>75</b>
<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.

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