

oakheart



£325,000

Offers In Excess Of
Hatchcroft Gardens, Elmstead, Colchester

Offered with no onward chain, this beautifully renovated three-bedroom family home is tucked away in a peaceful cul-de-sac in the sought-after village of Elmstead Market. Stylishly updated throughout and featuring a recently installed boiler, modern interiors, and a practical layout with a private garage and driveway, this home is ready to move straight into — ideal for first-time buyers, young families, or downsizers alike.

The ground floor welcomes you with a bright and spacious living room, offering an inviting space to relax and unwind. The modern kitchen and dining area provides a sociable hub for family meals or entertaining, featuring contemporary fittings and ample storage.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, a comfortable second room, and a versatile third that's ideal as a home office, nursery, or guest room. A sleek, modern family bathroom completes the accommodation.

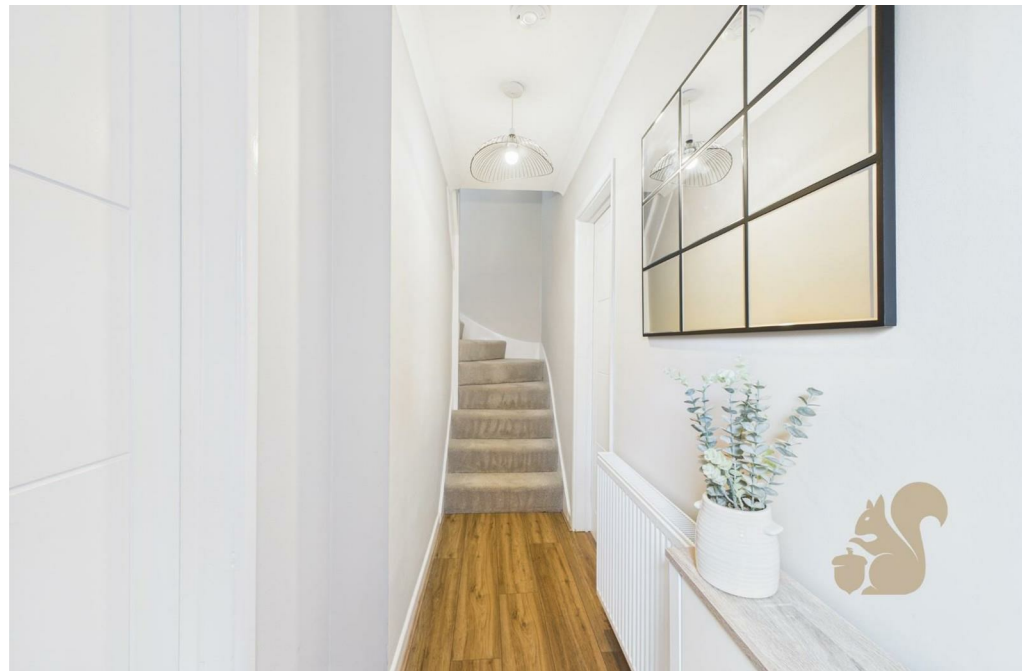
Externally, the home benefits from a private driveway and garage, providing secure parking or additional storage. The property sits in the quiet and friendly Hatchcroft Gardens development, within easy walking distance of Elmstead Primary School and local village amenities such as shops, pubs, and green spaces. Just a short drive away, Colchester City Centre offers an excellent range of restaurants, leisure facilities, and retail options.

For commuters, the location is particularly convenient, with the A133 and A120 close by, and Colchester mainline station offering regular direct services to London Liverpool Street in under an hour.

Combining village tranquillity with modern living and excellent connectivity, this home offers an exceptional opportunity for a smooth and stress-free move











Approximate total area⁽¹⁾

75.2 m²810 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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