

oakheart



£600,000

Offers In Excess Of  
The Commons, Colchester

Situated on The Commons in the highly sought-after Prettygate area of CO3, Colchester, this exceptional detached bungalow has been completely remodelled and renovated by the current owners to create a stunning contemporary home finished to an impressive standard throughout. Offering spacious and versatile accommodation, the property combines stylish modern living with a prime residential location close to local amenities, schooling and transport links.

Stepping inside, the property welcomes you via a spacious entrance hallway leading through to the heart of the home an outstanding open-plan kitchen/dining space. Beautifully designed for modern family living and

entertaining, this impressive area features a large central island, ample storage and worktop space, alongside extensive glazing and direct access to the garden, allowing plenty of natural light to flood the property.

The generous living room provides a comfortable yet elegant setting for relaxing, while a separate office offers an ideal space for home working or additional reception use.

The bungalow offers four well-proportioned bedrooms, including a spacious principal bedroom benefitting from an adjoining dressing area. The accommodation is further enhanced by two stylish modern bathrooms, both

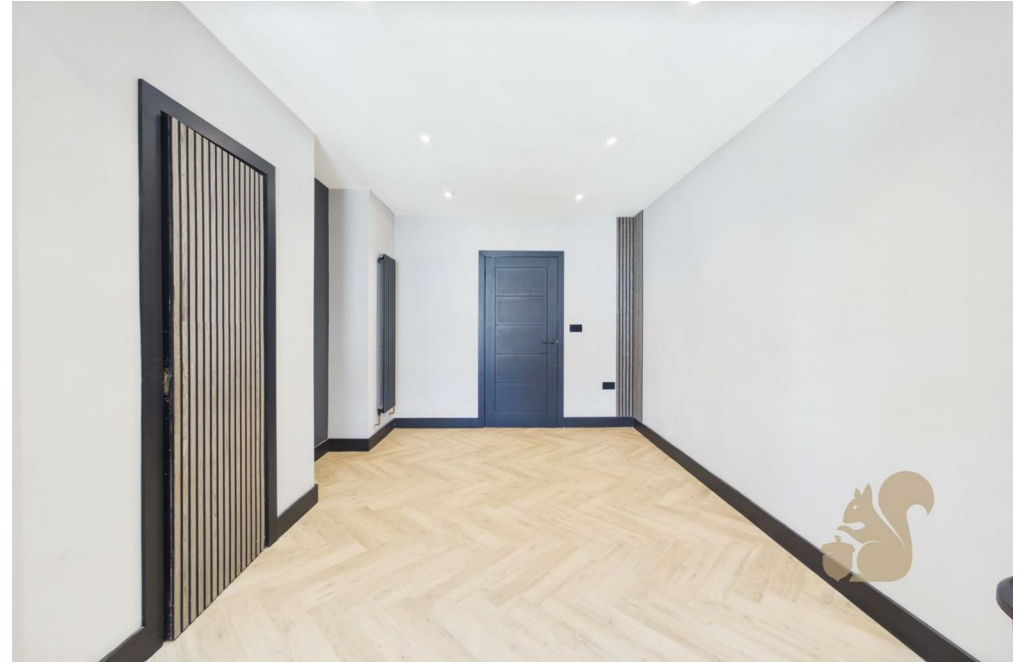
finished to a high specification with contemporary fittings.

Externally, the property continues to impress with well-maintained outdoor space ideal for entertaining and family enjoyment. Having undergone extensive renovation and remodelling throughout, this beautifully presented home is perfectly suited for buyers seeking turnkey accommodation in one of Colchester's most desirable residential locations.

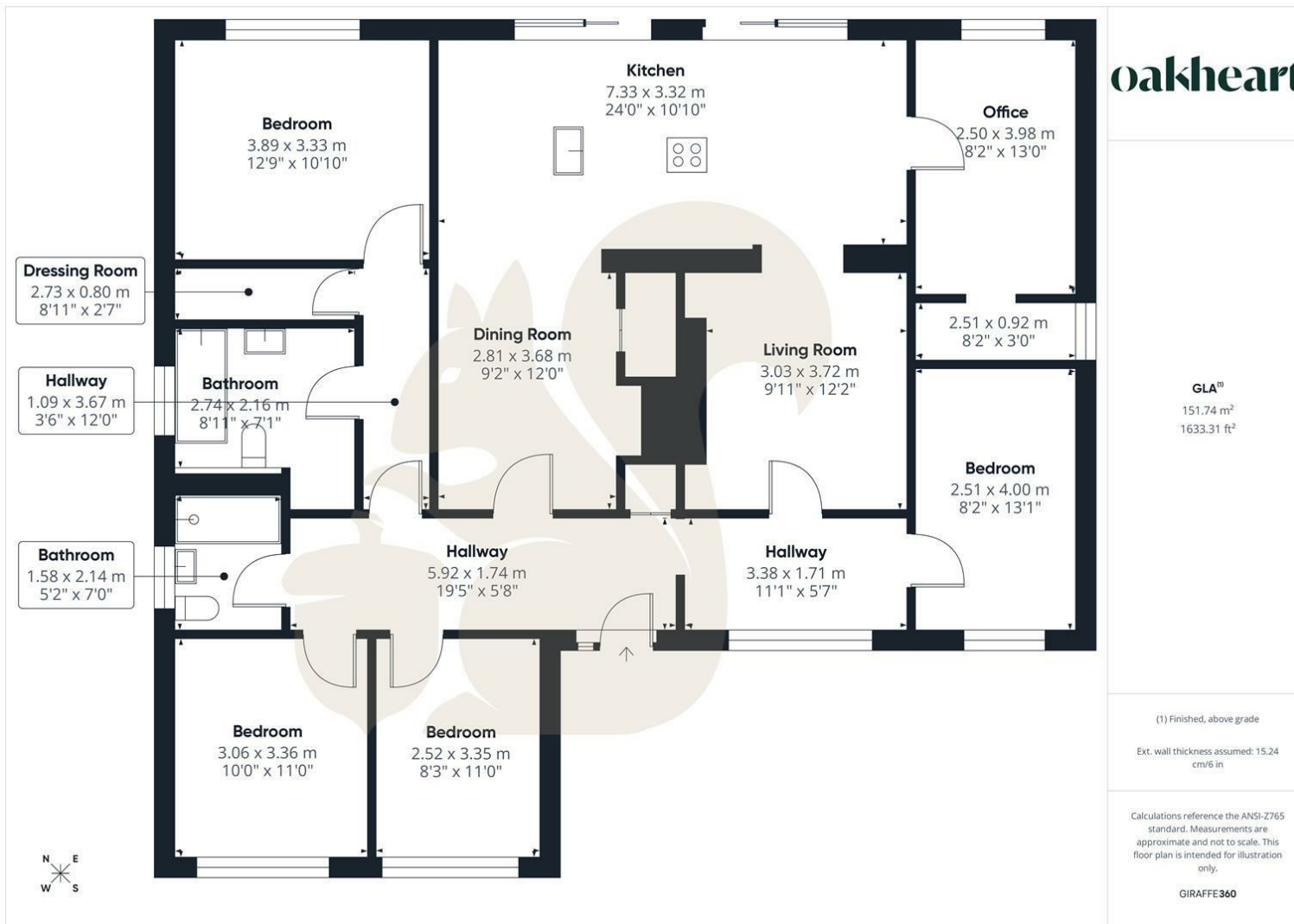
Conveniently positioned within easy reach of local shops, highly regarded schools and excellent transport connections, this outstanding bungalow offers a rare opportunity within the Prettygate area.











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GLA<sup>TM</sup>  
151.74 m<sup>2</sup>  
1633.31 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

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:

D

**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>                                   | 59  | 68        |
| (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.

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