

oakheart



£425,000

Guide Price  
Alan Way, Colchester

Guide Price: £425,000 – £450,000 Situated in a popular residential position within Prettygate and walking distance to school and local amenities is this beautifully presented three-bedroom semi-detached home on Alan Way. It has been thoughtfully extended and upgraded over the years, creating a bright, spacious, and highly functional family home.

The ground floor offers an exceptional flow of accommodation, centred around a stunning open-plan kitchen/dining area to the rear. This impressive space has been designed for modern living, featuring bi-fold doors that open seamlessly onto the garden, allowing natural light to flood in and creating a perfect indoor-outdoor connection. The garden itself is a generous size, enjoys an easterly aspect for morning sun, and benefits from mature trees to the rear, offering a high degree of privacy and minimal overlooking.

In addition to the main living room at the front, the property has been extended to provide a further versatile reception room, currently used as a playroom, ideal for families or those needing additional living or working space.

A former garage has been cleverly converted to create a practical utility room and a ground floor shower room, adding further convenience and enhancing the home's usability.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all offering comfortable accommodation. The first floor also hosts a family bathroom, which presents an opportunity for a buyer to update and add their own finishing touches.

Throughout, the home is presented in a neutral and modern style, having been tastefully renovated by the current owners, meaning minimal work is required for a new purchaser to move straight in and enjoy.

This is a fantastic opportunity to acquire a spacious, extended home in a sought-after location, offering both practicality and style in equal measure whilst perfectly lending itself to flexible living given the downstairs bathroom and extra reception room.







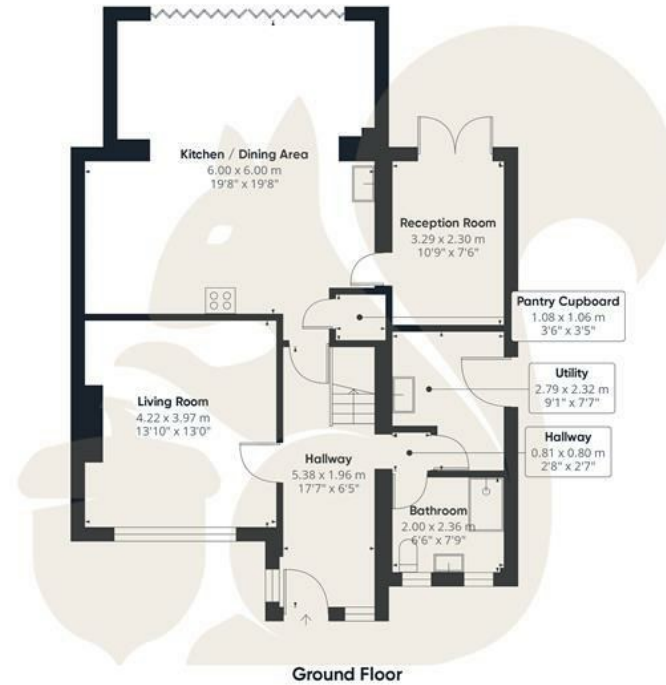






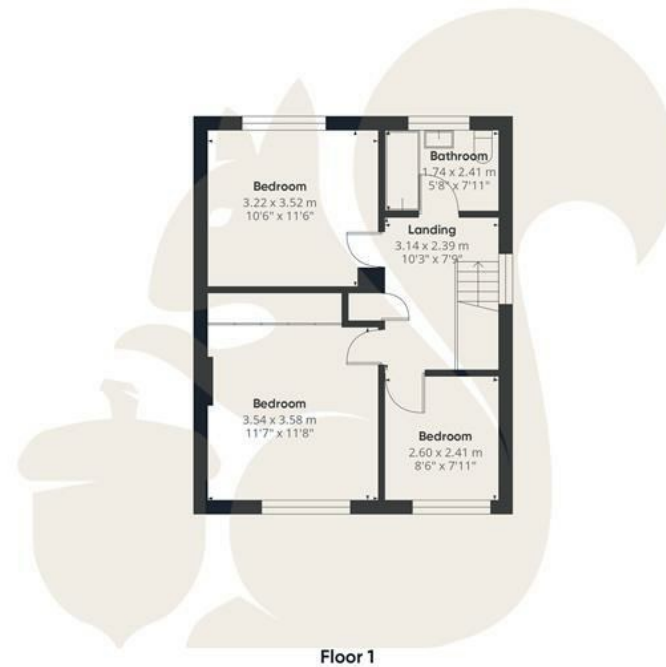






**GLA<sup>(1)</sup>**  
 137.46 m<sup>2</sup>  
 1479.59 ft<sup>2</sup>

**Total**  
 137.46 m<sup>2</sup>  
 1479.59 ft<sup>2</sup>



(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

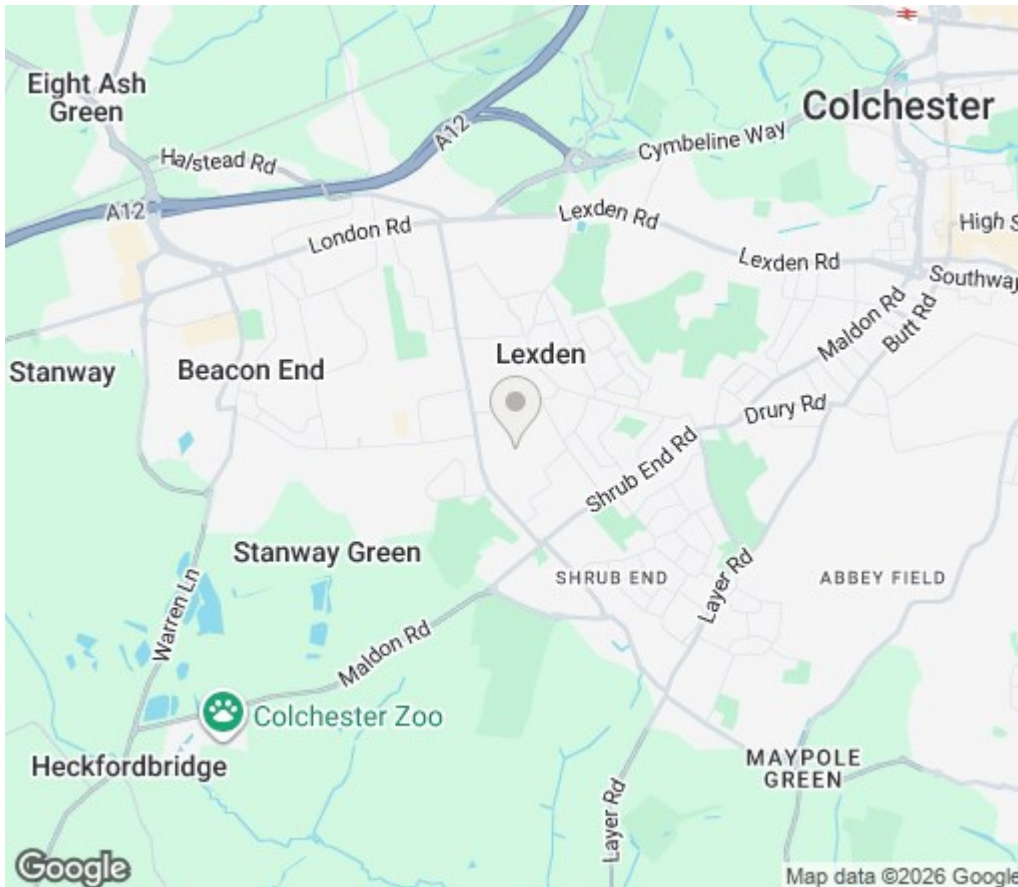
Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Local Authority:

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>	75	79
(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>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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