

oakheart



£425,000

Guide Price

Gainsborough Road, Colchester

GUIDE PRICE: £425,000 - £450,000.

Situated on Gainsborough Road in the highly sought-after Prettygate area of Colchester, this spacious three-bedroom detached family home offers well-balanced accommodation throughout, along with excellent access to highly regarded primary and secondary schools, local amenities, and transport links.

The ground floor begins with a welcoming entrance hall, complete with useful understairs storage and a convenient downstairs WC. The generous living room is filled with natural light thanks to multiple windows and provides a comfortable space for relaxation. Internal sliding doors lead seamlessly into the dining area, creating an ideal layout for both everyday living and entertaining. To the rear, the dining space opens into a pleasant sunroom, offering a bright additional reception area with views over the garden. The well-equipped kitchen sits to the side and benefits from ample cupboard storage and extensive worktop space.

Upstairs, the first floor features a spacious landing with an additional storage cupboard. The principal bedroom is a well-proportioned double with a built-in wardrobe, while the second bedroom is also a comfortable double, again with fitted wardrobe space. The third bedroom is a good-sized single, ideal for a child's room, guest space, or home office. The family bathroom is fitted with a bath and shower overhead, WC, and wash basin.

Externally, the property boasts a good-sized enclosed rear garden, featuring a generous patio area, a lawned section, and established flowerbeds—perfect for outdoor dining and family use. There is access into both the garage and a separate workshop via individual doors, adding excellent practicality and storage options. To the front, a newly laid driveway provides ample off-road parking for multiple vehicles, alongside an electric roller door leading into the garage. The property further benefits from a recently replaced roof, offering peace of mind for prospective buyers.







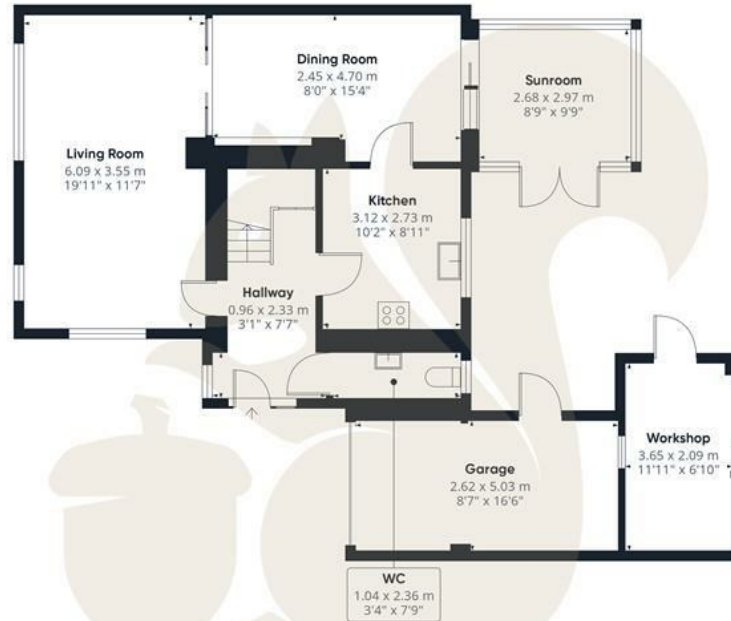




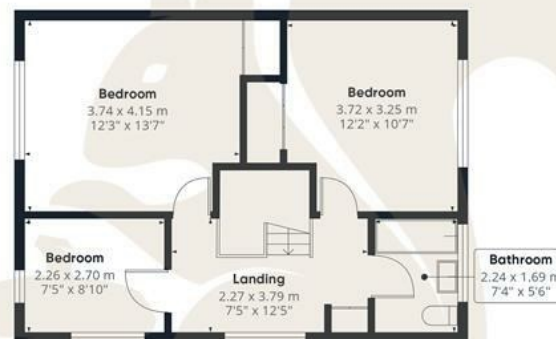








Ground Floor



Floor 1



**GLA<sup>(1)</sup>**  
130.96 m<sup>2</sup>  
1409.67 ft<sup>2</sup>

**Total**  
144.6 m<sup>2</sup>  
1556.42 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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