

oakheart



£375,000

Offers In Excess Of
Poppy Gardens, Colchester

Guide Price £375,000 - £400,000

Situated on popular Poppy Gardens, this beautifully presented detached family home offers spacious and versatile accommodation throughout, finished to a high standard and perfectly suited for modern family living. Conveniently positioned close to local amenities, schooling and transport links, the property combines generous living space with attractive outdoor areas and ample off-road parking.

Stepping inside, the property welcomes you via a spacious entrance hallway with stairs rising to the first floor and access to a convenient ground floor

cloakroom. To the front of the home, a versatile office provides an ideal space for home working, study or playroom use. The property benefits from two reception rooms, including a generous principal living room offering an excellent setting for relaxing and entertaining, alongside a second reception room providing flexibility as a snug, family room or formal dining space.

The kitchen is fitted with a range of modern units and ample worktop space, complemented by a separate utility room providing additional storage and practicality for everyday family life.

To the first floor, the property offers three double bedrooms, including a

spacious principal bedroom. The accommodation is further enhanced by two bathrooms, providing convenience and flexibility for family living.

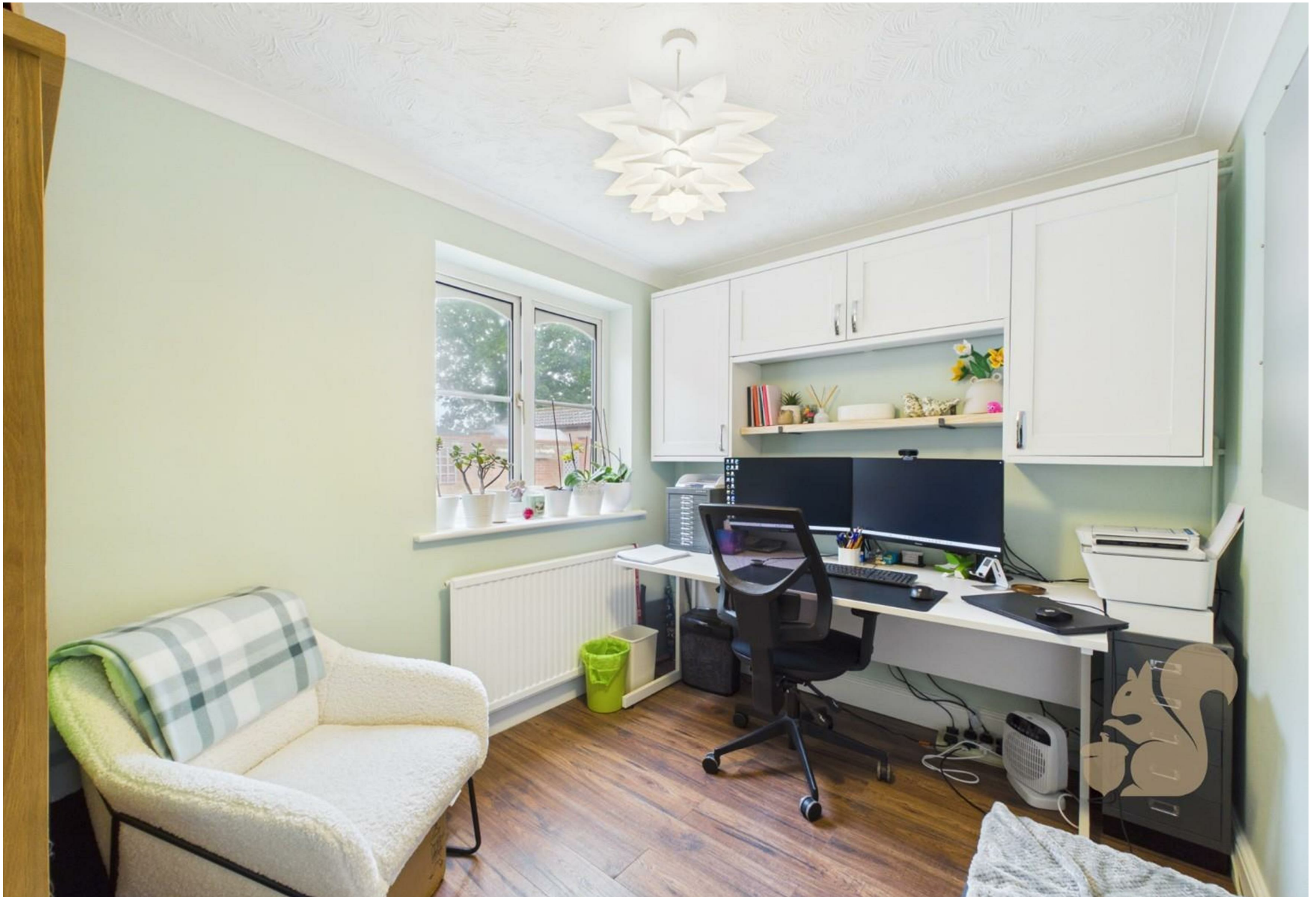
Externally, to the rear of the property the garden which is predominantly laid to lawn and complemented by a number of patio and seating areas, ideal for outdoor dining, entertaining and family enjoyment. To the front, a generous driveway provides off-road parking for multiple vehicles.

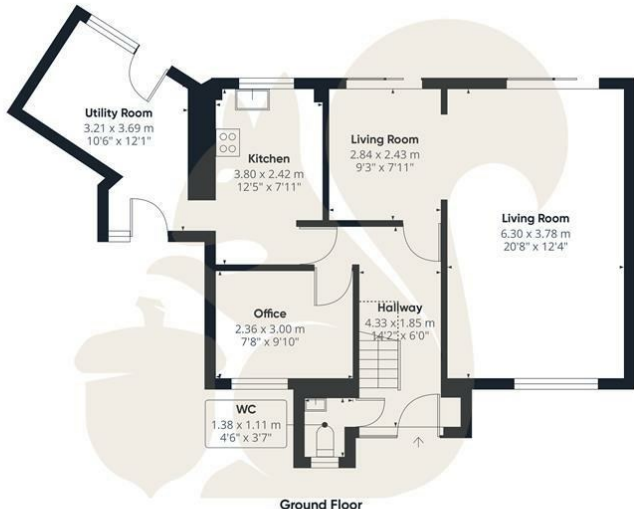
Offering spacious accommodation, flexible living space and excellent presentation throughout, this attractive detached home presents a fantastic opportunity for families seeking a high-quality property in a desirable residential location.



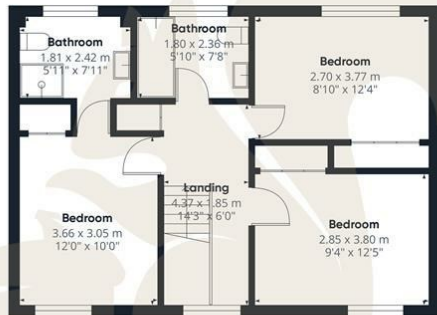








Ground Floor



Floor 1



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GLA[®]
132.01 m²
1420.97 ft²

Total
132.01 m²
1420.97 ft²

(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) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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