

oakheart

£500,000

Guide Price

The Commons, Colchester



Guide Price £500,000 - £525,000

Situated in Prettygate, a popular and well-established suburb west of Colchester town centre, the home is within walking distance of excellent local amenities including highly regarded infant and junior schools, a parade of shops with a Co-op Foodstore, and Prettygate Library. The area enjoys convenient transport links with regular bus services to the town centre, as well as nearby healthcare facilities such as Ambrose Avenue Group Practice and Prettygate Dental. Residents also benefit from local parks, leisure facilities, and a strong community atmosphere, making this property a fantastic choice for

families seeking comfort, convenience, and a vibrant neighbourhood in Colchester.

This extended four-bedroom detached home is ideally located in the sought-after Prettygate area of Colchester, offering spacious and versatile accommodation perfect for family living. Accessed via a welcoming entrance hall, the property features an open-plan hallway leading to a bright living room with a bay window and fireplace. Double doors open into a separate dining room with sliding doors that provide direct access to the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining. The kitchen, fitted with a range

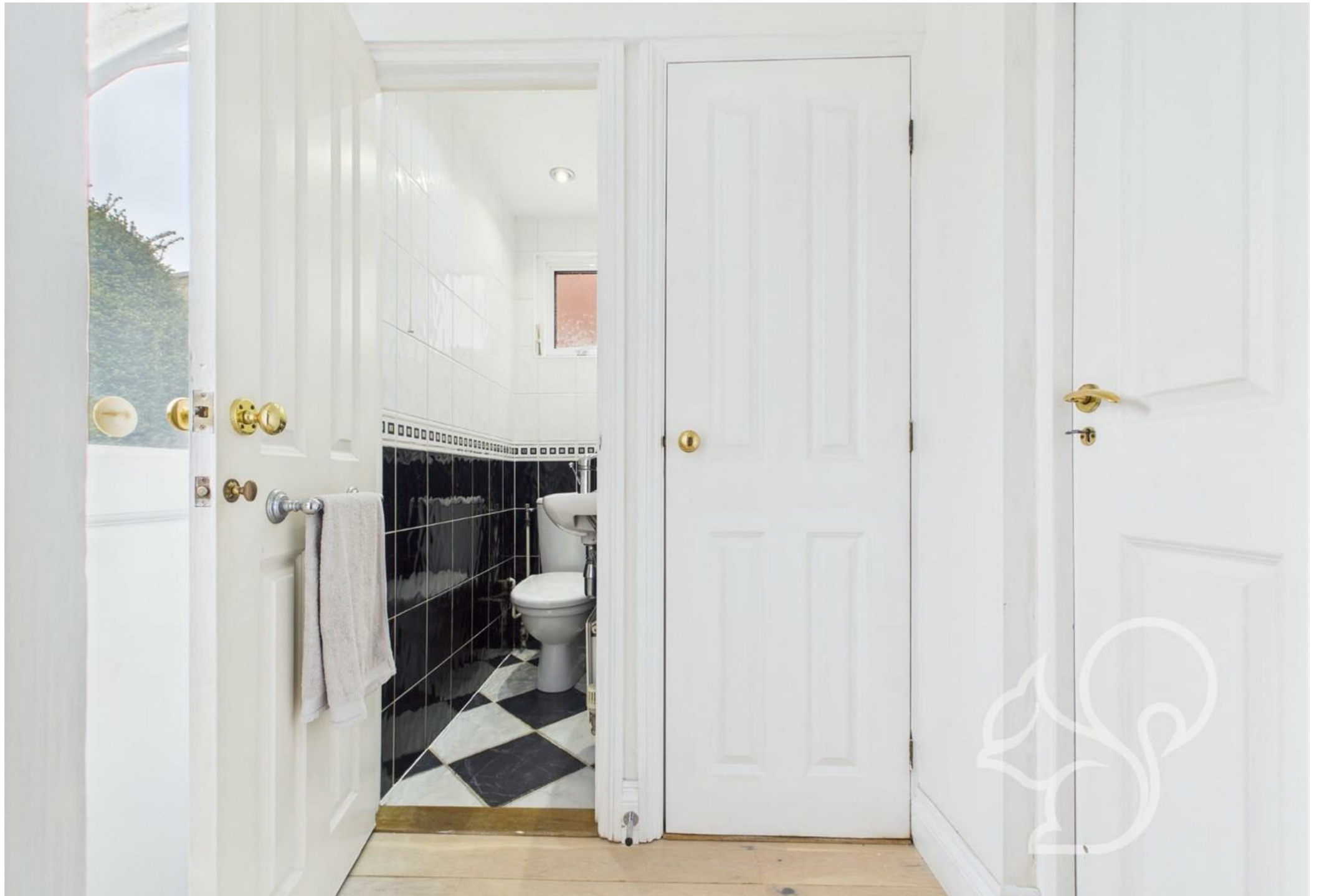
of eye and base level units, is accessible from both the dining room and hallway. Beyond the kitchen, an inner hallway leads to a convenient downstairs toilet, storage cupboard, utility room, and a door into the rear of the integral garage.

Upstairs, a spacious landing provides access to four generously sized double bedrooms, including a principal bedroom with an ensuite shower room. A modern family bathroom completes the first floor. Externally, the property benefits from an in-and-out driveway offering off-road parking for multiple vehicles, while the rear garden is mainly laid to lawn, providing ample space for outdoor activities.











Approximate total area⁽¹⁾

127.55 m²

1372.94 ft²

Council Tax Band:
E



GIRAFFE360

	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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