

oakheart



£450,000

Van Dyck Road, Colchester

Tucked away in the sought-after Prettygate area of Colchester, this well proportioned three-bedroom detached bungalow offers versatile living space extending to approximately 1,361 sq. ft, complete with a separate garage.

The welcoming hallway opens into a bright dual-aspect living and dining space—ideal for relaxing or entertaining—while the well-appointed kitchen enjoys a pleasant outlook across the rear garden. The property includes three comfortable bedrooms, a dedicated study or home office, and a contemporary family bathroom. The generous principal bedroom, set to the rear, provides a peaceful retreat with easy access to the garden through patio doors.

Outside, the property enjoys ample driveway parking and a detached garage, providing excellent storage or workshop potential. The private rear garden offers a lovely area to unwind or entertain through the warmer months.

Located within the heart of Prettygate, residents benefit from excellent local amenities including the highly regarded Prettygate Primary School, nearby Philip Morant Secondary School, and a parade of local shops, bakery, and cafés. The vibrant city centre and mainline rail station are just a short drive away, offering direct links to London Liverpool Street, while bus routes connect easily to surrounding neighbourhoods and the University of Essex.



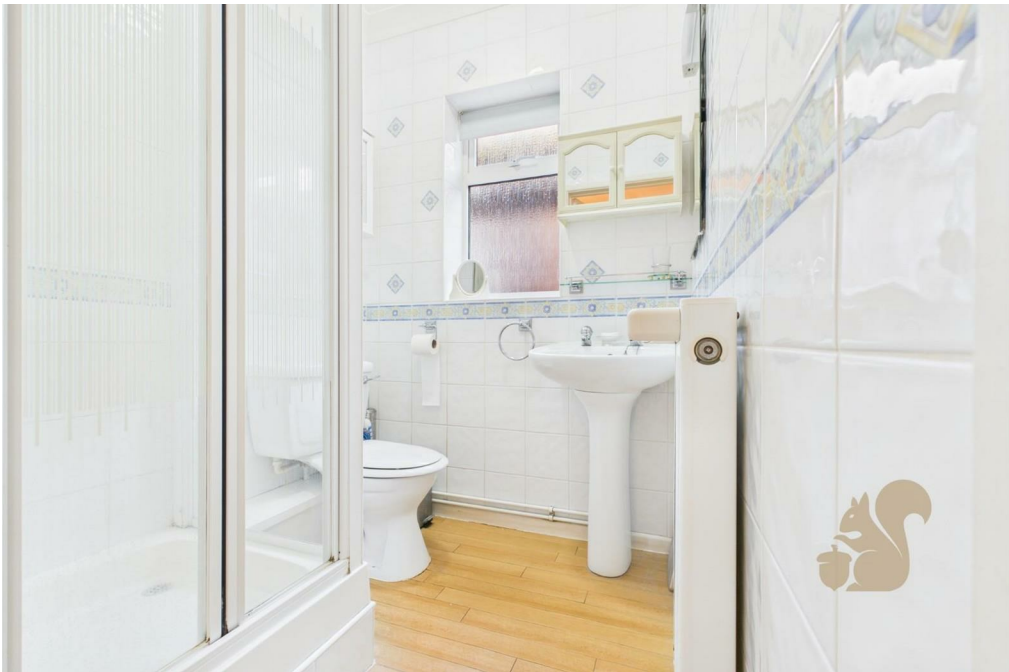






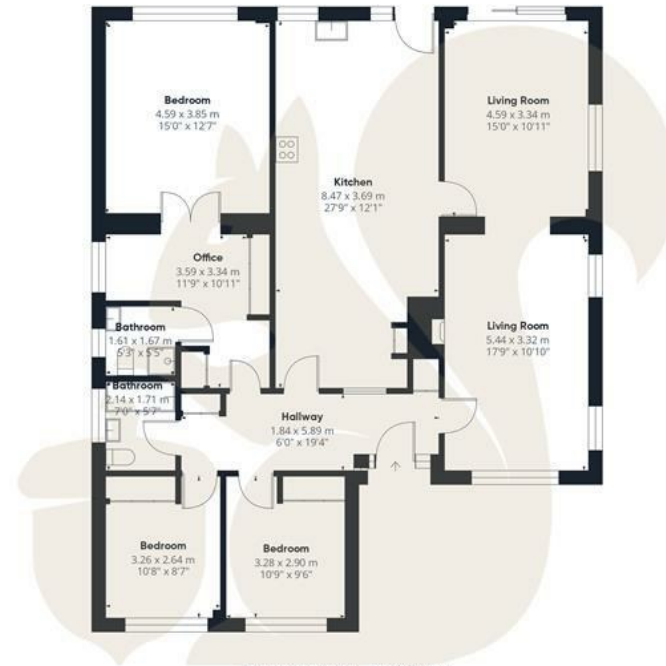








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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

140.6 m²

1515 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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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