£300,000

Guide Price

Dapifer Close, Colchester

GUIDE PRICE: £300,000 - £325,000.

Occupying an enviable position within a popular modern development to the south of Colchester, this beautifully presented three bedroom semi detached family home offers almost 1,200 sq ft of versatile living accommodation, perfectly designed for modern lifestyles. Combining generous proportions with an excellent location, the property is within easy walking distance of the historic city centre, Abbey Field, Colchester Town Station and a fantastic range of shops, cafés and everyday amenities.

The welcoming entrance hall provides access to a convenient ground floor cloakroom before leading into a bright and spacious living room, where patio doors open directly onto the rear garden, creating the perfect space for relaxing or entertaining family and friends.

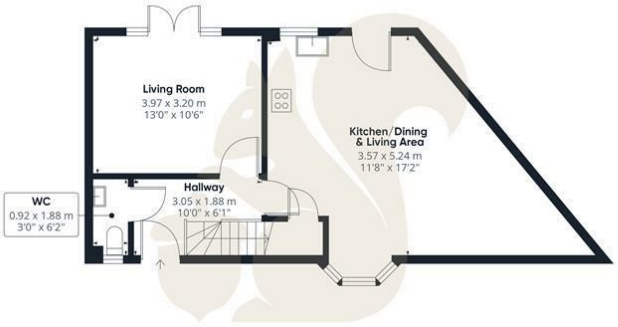
The heart of the home is the impressive open plan kitchen, dining and family room. Thoughtfully designed with an extensive range of storage units and generous worktop space, this superb room provides ample space for dining, entertaining and everyday family life. An additional storage cupboard and direct access to the garden further enhance the practicality of this exceptional space.

The first floor continues to impress with three generous double bedrooms. The principal suite benefits from fitted wardrobes and a stylish en suite shower room, whilst a second bedroom also enjoys built in wardrobes. A contemporary family bathroom and useful landing storage complete the accommodation.

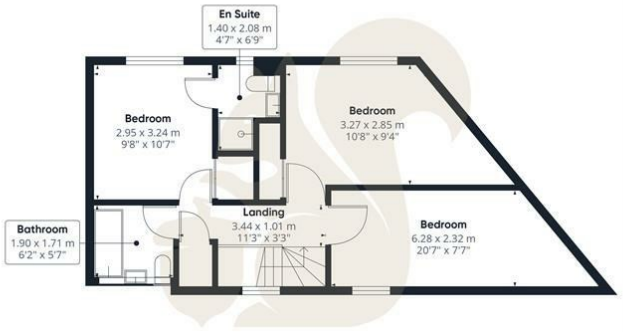
Outside, the low maintenance rear garden has been designed for easy enjoyment, offering a private patio area ideal for summer dining and entertaining. A rear gate provides direct access to the garage, which benefits from power and an up and over door, with off road parking positioned immediately in front.

Dapifer Close enjoys an excellent location within easy reach of Colchester's vibrant city centre, offering an excellent selection of restaurants, cafés, independent boutiques and leisure facilities.

FARM FRESH EGGS



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

oakheart

Main building GLA[1]
107.21 m²
1154.05 ft²

Main building total
107.21 m²
1154.05 ft²

Building 2 total
15.74 m²
169.46 ft²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart