

oakheart



£400,000

Guide Price

Rowallan Close, Colchester

GUIDE PRICE: £400,000 - £425,000.

Situated within the ever-popular Rowallan Close in the Prettygate area of Colchester, this well-presented three-bedroom home, two bathroom home offers spacious and versatile accommodation in a convenient location close to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. This property also benefits from excellent transport links with easy access to the A12 and Colchester's mainline railway stations, providing direct services into London Liverpool Street, making it an ideal choice for commuters.

Stepping inside, the property welcomes you with an entrance hallway leading through to a bright and comfortable living room positioned to the front of the home, complete with a charming bay window allowing plenty of natural light to flood the space. To the rear, the impressive kitchen/dining room creates the heart of the home, offering excellent space for family living, dining and hosting, with direct access to the garden. A separate snug provides further flexibility and could serve as a second reception room, playroom, home office or cosy sitting area. The ground floor is further complemented by a convenient downstairs bathroom. There is also a water softener replaced in December 2025.

To the first floor, the property offers three well-proportioned bedrooms including a generous principal bedroom, alongside a family bathroom and landing area. In bedroom one & two there are fitted wardrobes, plus a fitted study desk in the room at the rear of the property. Loft has been boarded.

Externally, the property continues to impress with a substantial driveway to the front offering parking for multiple cars, in addition to a detached garage providing further storage or workshop potential. The rear garden is a particular highlight, offering a lovely outdoor space with plenty of room for seating, entertaining and family enjoyment.









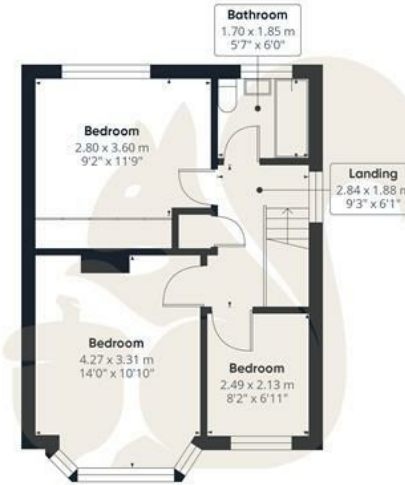








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Main building GLA⁽¹⁾

100.78 m²
1084.76 ft²

Main building total

100.78 m²
1084.76 ft²

Building 2 total

15.14 m²
162.93 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

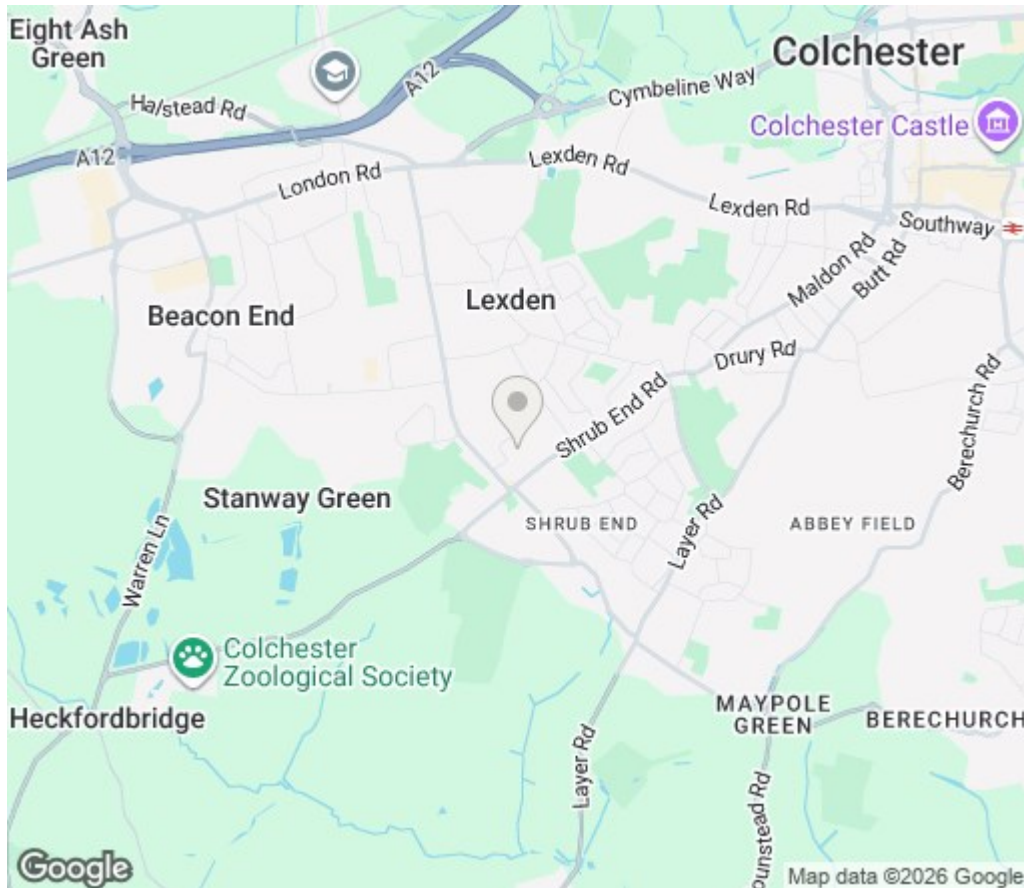
Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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