

oakheart



£600,000

Offers In Excess Of
Spindle Street, Colchester

A spacious and beautifully presented four bedroom, two bathroom detached family home, ideally positioned on the sought-after Spindle Street in North Colchester. This superb property offers excellent access to highly regarded schools, a range of local amenities and convenient transport links, making it an ideal choice for families.

You are welcomed by a bright and airy entrance hall, with a convenient WC. The heart of the home is a generous kitchen/diner, fitted with an abundance of worktop and cupboard space, and featuring doors that

open directly onto the rear garden. There is a well-proportioned living room, complemented further by an additional large reception room, also benefiting from garden access via rear doors—perfect for entertaining or family living.

The first-floor landing leads to the principal bedroom, complete with built-in wardrobes and a private en-suite shower room. Three further bedrooms offer excellent versatility for children, guests or home working. The family bathroom is well appointed with a bathtub, separate

shower cubicle, WC and wash basin. The downstairs and upstairs bathroom is laid with Amtico flooring.

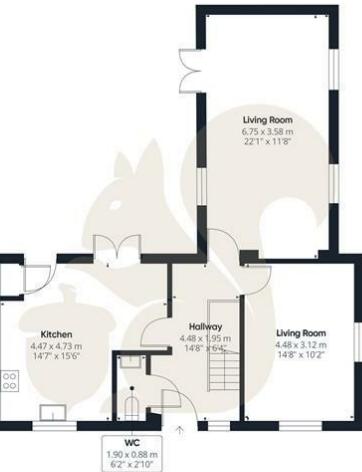
The property enjoys a good-sized, fully enclosed rear garden, featuring an extended patio area ideal for outdoor dining, plus a large lawn. A side gate leads to the driveway, which provides ample off-road parking for two cars. There is also access to the garage via an up-and-over door to the front.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Approximate total area⁽¹⁾

149.9 m²
1615 ft²

Reduced headroom
0.8 m²
9 ft²

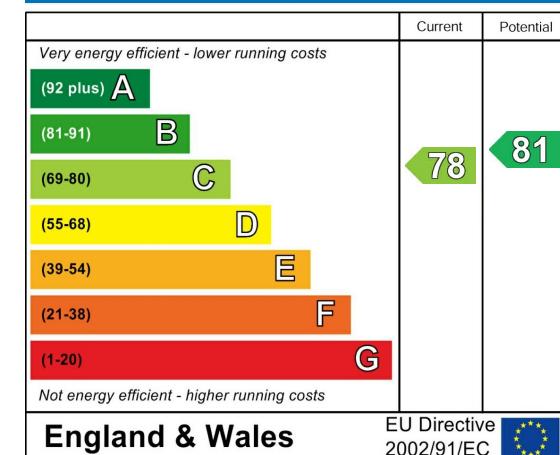
(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



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.