

oakheart



£400,000

Guide Price

Parr Drive, Colchester



Guide Price: £400,000 - £425,000.

An extended and beautifully presented three-bedroom, two-bathroom semi-detached family home, offering spacious modern living, versatile accommodation, and excellent outdoor space. Perfectly positioned within close proximity of high-performing primary and secondary schools, local amenities, and transport links, this property is ideal for families seeking a contemporary home in a convenient location.

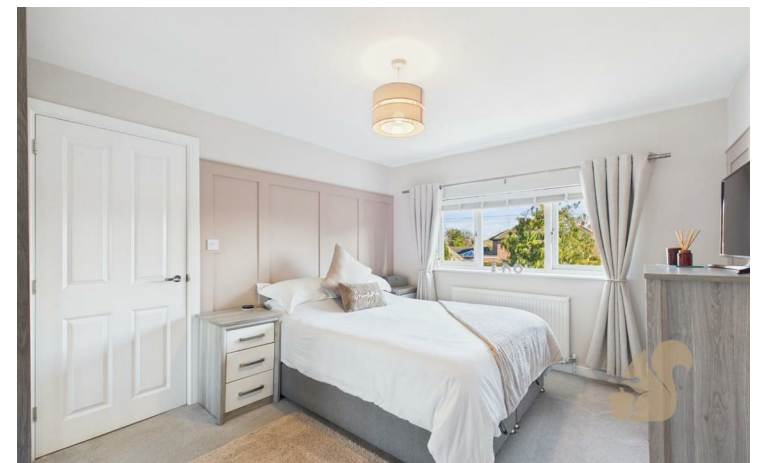
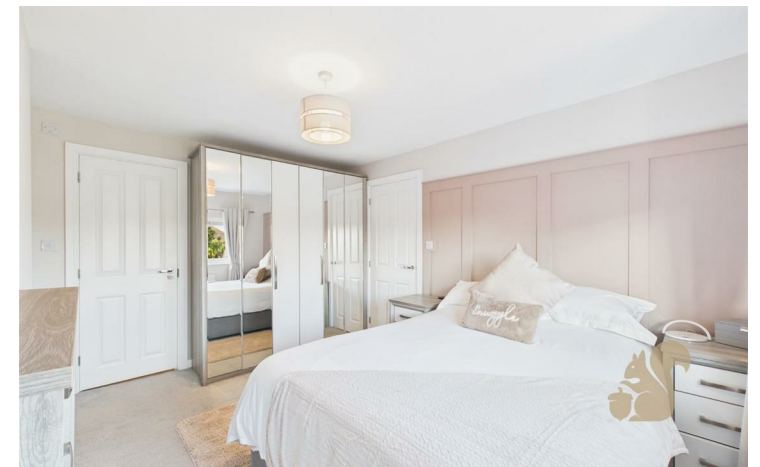
The property features an entrance hall with built-in storage solutions and understairs cupboard, a downstairs WC, and a lounge with stylish panelling

and a log burner. Internal double doors open into the extended, renovated open-plan kitchen and dining area, which boasts shaker-style units, abundant worktops, a central island, and integrated appliances including fridge freezer, double oven, washing machine, tumble dryer, dishwasher, and wine fridge. French doors lead from the dining area out to the rear garden, seamlessly connecting indoor and outdoor living.

The landing provides loft access, and the principal bedroom benefits from stylish panelling, fitted wardrobes, and a recently modernised en-suite shower room. There are two further generously sized bedrooms, with the second bedroom featuring sliding built-in wardrobes, and a modern family bathroom

with bath and overhead shower, WC, wash basin, and airing cupboard.

The property boasts a large landscaped rear garden with porcelain tiles, majority lawn, pergola, cabin, shed, and a converted garage currently used as a beauty salon, with part storage and main salon space; electrics can be restored for garage use, complete with electric roller door. Side access is available for convenience. The front offers a large driveway providing ample off-road parking for multiple vehicles, as well as a separate entrance into the beauty salon.











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		84
(69-80) C		
(55-68) D	64	
(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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