

oakheart



£650,000

Guide Price

Queensberry Avenue, Copford

Guide Price: £650,000 - £700,000

A beautifully presented and exceptionally spacious five/six-bedroom detached family home, arranged over three impressive floors and offering superbly flexible living accommodation ideal for modern family life. Occupying a prime position on the highly sought-after Queensberry Avenue in the desirable village of Copford, the property combines generous proportions with an excellent location, just a short distance from Stane Retail Park, well-regarded primary and secondary schools, and Marks Tey Station with direct mainline services to London Liverpool Street.

The ground floor opens with a welcoming and spacious entrance hall, complete

with useful under-stairs storage. To the front, a well-proportioned lounge is filled with natural light via an attractive bay window, creating a warm and inviting space. A separate formal dining room features French doors opening onto the rear garden, making it ideal for entertaining and family gatherings. A convenient ground-floor WC adds practicality, while the sleek, modern kitchen is the true heart of the home, offering extensive worktop and cupboard space, integrated appliances, and a central breakfast bar. Leading from the kitchen is a useful utility room with a stable door providing side access. To the rear, an impressive extended sitting room offers a fantastic additional living area, with bi-fold doors opening seamlessly onto the garden, perfect for indoor-outdoor living.

The first floor provides excellent family accommodation, with a spacious landing and large double storage cupboard. The principal bedroom enjoys a bay window, fitted wardrobes, and a stylish en-suite shower room. Three further generous double bedrooms are found on this level, two of which benefit from built-in wardrobes and storage. A contemporary family bathroom completes the floor, featuring a bath, separate walk-in shower, WC, and wash basin.











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Approximate total area⁽¹⁾

199.9 m²
2153 ft²

Reduced headroom

8.6 m²
92 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

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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.

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

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