

oakheart



£400,000

Guide Price

Thracian Close, Colchester



Guide Price £400,000 - £425,000.

This beautifully appointed three-bedroom home on Thracian Close, CO2 has been thoughtfully extended and fully renovated since its initial purchase, creating a genuine turn-key property finished to a high standard throughout. The generous ground floor layout features a welcoming hallway leading to a stylish fitted kitchen at the front, with a separate utility room providing valuable additional storage and space for appliances with side

access to the garden.

To the rear, a well-proportioned living room forms the heart of the home and enjoys direct access into the garden room, featuring oak beam, A log burner incorporating a media wall, adds warmth and character to the main living area, creating a cosy focal point ideal for relaxing evenings.

The original garage has been professionally converted to provide

a dedicated dining room and a separate study , offering excellent flexibility for family life, entertaining, or home working, furthermore addition double doors opening onto the courtyard garden area, creating a great space alfresco dining, A convenient ground-floor WC completes the accommodation on this level, enhancing the practicality of the layout.











Ground Floor



Floor 1



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GLATM
 119.42 m²
 1285.47 ft²
Total
 119.42 m²
 1285.47 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:
 Tenure:
 Freehold
 Council Tax Band:
 D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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.