

**oakheart**



**£375,000**

Guide Price

Poultry Close, Fordham Heath

Guide Price: £375,000 - £400,000

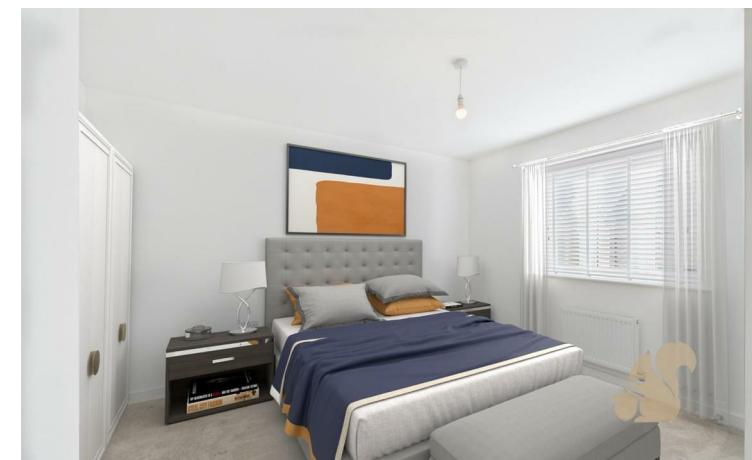
Offered with no onward chain, this beautifully presented three-bedroom detached home sits within a peaceful modern development in Fordham Heath, built by Bellway Homes in 2023. The location blends the charm of village living with the convenience of being just a short drive from Colchester's vibrant market town, offering an excellent range of shops, restaurants, leisure facilities, and mainline rail connections to London Liverpool Street in under an hour.

Inside, the property delivers stylish, contemporary accommodation ideal for today's family lifestyle. The ground floor features a welcoming entrance hall, a bright and generous living room, and a stunning open-plan kitchen and dining area. With French doors opening directly onto the rear garden, this space is perfect for entertaining or relaxed everyday living. A handy downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, along with a

modern family bathroom.

Fordham Heath offers a warm community feel, a well-regarded primary school, and sits just moments from the picturesque Dedham Vale Area of Outstanding Natural Beauty. With excellent access to the A12 and A120, the home combines countryside calm with superb transport links, making it an ideal choice for families, commuters, or anyone seeking a move-in ready modern home.



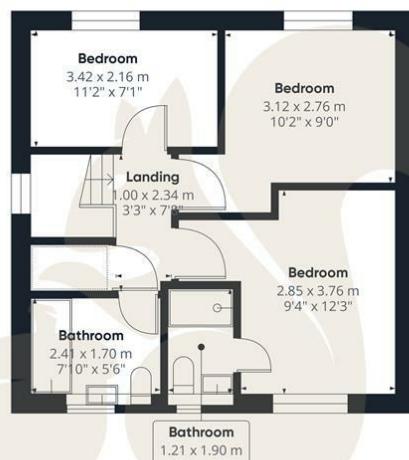








Ground Floor



Floor 1

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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

### Energy Efficiency Rating

Approximate total area<sup>(1)</sup>

82.7 m<sup>2</sup>  
890 ft<sup>2</sup>

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

**England & Wales**

EU Directive  
2002/91/EC



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

GIRAFFE360

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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