

oakheart



£400,000

Guide Price

Pilborough Way, Colchester

Guide Price: £400,000 - £425,000.

A spacious and well maintained four-bedroom detached family home, ideally situated on Pilborough Way, within the ever-popular Westlands area of Colchester. The property offers superb access to high-performing local schools, a range of amenities, and excellent transport links, making it the perfect choice for families seeking both comfort and convenience.

Upon entering, you are welcomed by a bright entrance hall leading to a versatile bedroom four, which was previously a garage and has been thoughtfully converted to include built-in storage cupboards—ideal for use as a

guest room, study, or playroom.

The spacious living room serves as the heart of the home, featuring a staircase leading to the first floor and cleverly designed under-stair seating and storage.

To the rear, the dining room enjoys patio doors opening onto the garden, creating an ideal space for entertaining and family meals. Off the dining room is a modern, recently refitted U-shaped shaker-style kitchen, offering generous worktop and cupboard space along with room for appliances. A practical utility room and ground floor WC complete the downstairs accommodation.

The first-floor landing provides access to an airing/storage cupboard, a generous principal bedroom with built-in wardrobes, and two further double bedrooms. The family bathroom comprises a panelled bath with shower over, WC, and wash basin.

The property enjoys a good-sized, enclosed rear garden featuring an extended patio area, lawn, and a raised patio—perfect for outdoor dining and relaxation. The garden also benefits from a fully insulated studio outbuilding with power, ideal for use as a home office, gym, or hobby space. Further advantages include side access on both sides of the property and a large driveway to the front providing ample off-road parking for multiple vehicles.



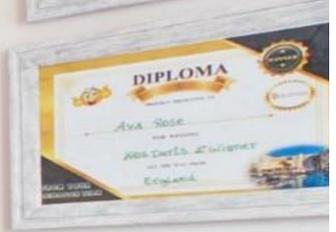


THEATRE

8  
eight

NEXT SHOWING

A B C  
D E F  
G H I  
J K L  
M N O  
P Q R  
S T U  
V W X  
Y Z









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
105.3 m<sup>2</sup>  
1133 ft<sup>2</sup>

Reduced headroom  
1 m<sup>2</sup>  
10 ft<sup>2</sup>

(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:  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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