

oakheart



£400,000

Offers In Excess Of  
Crome Close, Colchester

A spacious and beautifully renovated three bedroom semi-detached family home, ideally positioned within the ever-popular Prettygate area of Colchester. Situated on the sought-after Crome Close, the property offers excellent access to highly regarded primary and secondary schools, a range of local amenities, and convenient transport links.

The ground floor has been tastefully updated throughout and features new flooring and fresh décor. Accommodation begins with a welcoming entrance hall leading into a generous living room, which flows seamlessly through to a dining area with patio doors opening onto the rear garden—perfect for family life and entertaining. The recently re-fitted kitchen can be accessed from both

the dining area and hallway and boasts sleek shaker-style units, modern worktops, and a range of integrated appliances. A further door provides direct access from the kitchen to the rear garden.

To the first floor, the landing benefits from a useful storage cupboard and loft access. The principal bedroom offers built-in wardrobes, while the second double bedroom also includes built-in storage. A well-proportioned single bedroom completes the sleeping accommodation. The modern family bathroom has been stylishly renovated and comprises a bath with shower over, WC, and wash hand basin.

Externally, the property continues to impress. The large enclosed rear garden is mainly laid to lawn with a patio area, ideal for outdoor dining and recreation. There is a garage with internal access from the garden, as well as an up-and-over door to the front. To the front of the home, a good-sized driveway provides ample off-road parking.

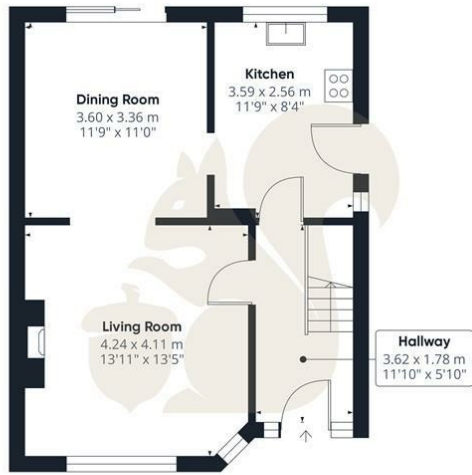
This is an ideal family home, ready to move into, located in one of Colchester's most desirable residential areas.



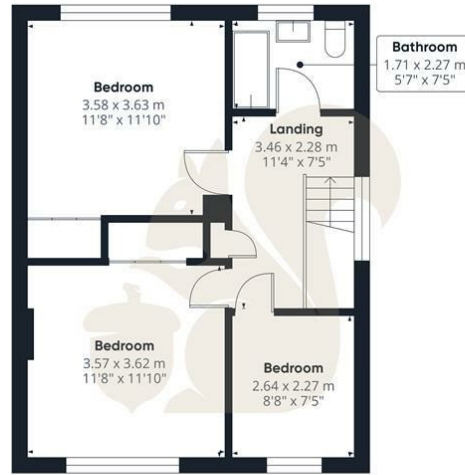








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>01</sup>  
105.7 m<sup>2</sup>  
1138 ft<sup>2</sup>

(1) Excluding balconies and terraces

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:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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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