

# oakheart



£400,000

Price Guide

Newcastle Avenue, Colchester



GUIDE PRICE £400,000 - £425,000

Located on the highly sought-after Newcastle Avenue within the popular Westlands development, this beautifully presented four-bedroom, two-bathroom semi-detached family home offers spacious and well-balanced accommodation, making it an ideal choice for families. The property benefits from excellent transport links, with both Marks Tey and Colchester North Station providing direct trains to London Liverpool Street, as well as easy access to the A12. A range of high-performing schools and the nearby Stane Retail Park add to the home's convenience.

Upon entering, you are welcomed by a bright and airy entrance hall that leads into a generously sized bay-fronted lounge. This inviting living space has been enhanced with recently installed shelving and storage along the back wall, creating both a stylish and practical feature. To the rear of the property, the open-plan kitchen and dining area serves as the heart of the home, offering ample space for family meals and entertaining. The modern kitchen is well-equipped, while the dining area benefits from French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The first floor boasts four well-proportioned bedrooms, each offering comfortable accommodation with plenty of natural light. A modern shower

room provides convenience, while an additional family bathroom ensures practicality for busy households.

Outside, the property enjoys a generous and fully enclosed rear garden, featuring two separate patio areas ideal for outdoor dining and relaxation. The remainder of the garden is mainly laid to lawn, offering plenty of space for children to play or for gardening enthusiasts to enjoy. To the front, a private driveway provides ample off-road parking and leads to a garage, ensuring secure storage or additional parking options.







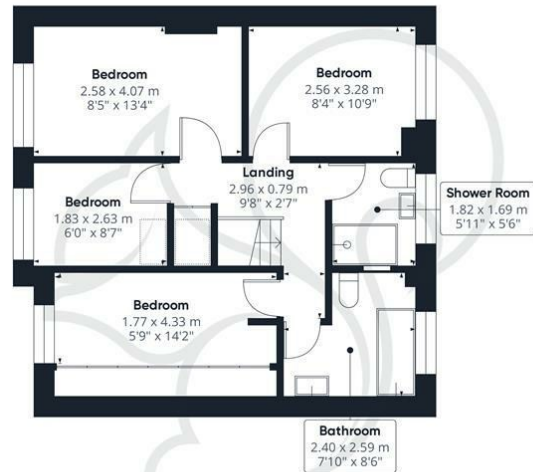








Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>m</sup>

104.05 m<sup>2</sup>  
1119.99 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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

**oakheart**