

oakheart



£325,000

Offers In Excess Of  
Hatchcroft Gardens, Elmstead, Colchester

Offered to the market with no onward chain, this superbly refurbished three-bedroom family home is quietly positioned within a desirable cul-de-sac in the ever-popular village of Elmstead Market. Thoughtfully modernised throughout, including a recently installed boiler, the property delivers stylish interiors, practical living space and the advantage of a private driveway and garage — making it an ideal choice for first-time buyers, young families or those looking to downsize without compromise.

The ground floor accommodation begins with a bright and welcoming living room, providing a comfortable space to relax. To the rear, the contemporary kitchen/dining room forms the heart of the home — well-designed with

modern units, generous worktop space and ample storage, creating the perfect setting for both everyday family life and entertaining guests.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom offers excellent space, complemented by a good-sized second bedroom and a versatile third room which would work equally well as a nursery, home office or guest bedroom. A stylish, modern family bathroom completes the first-floor accommodation.

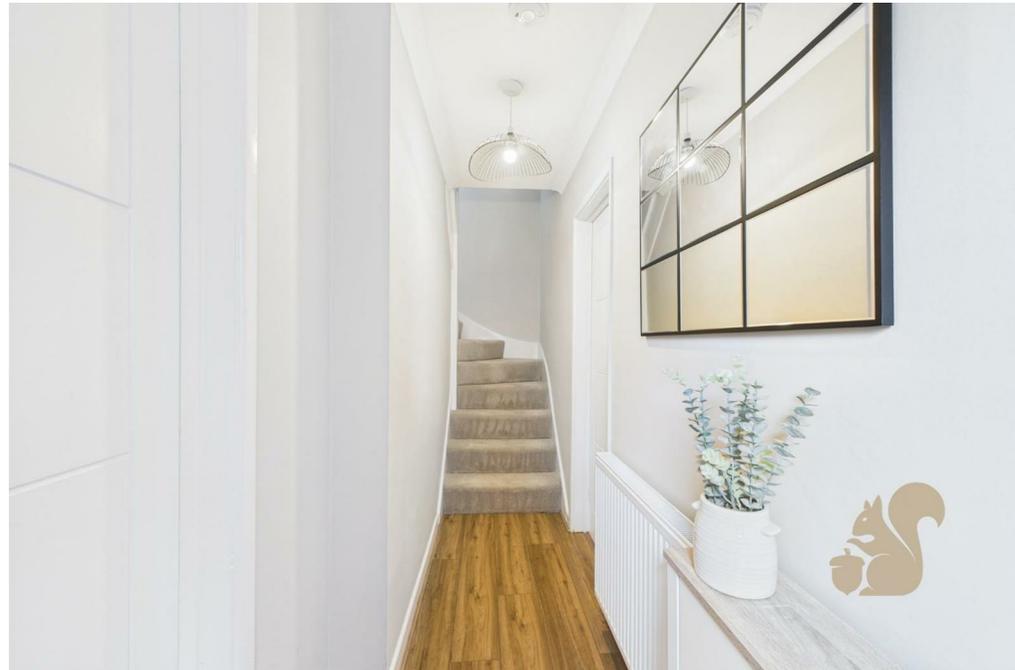
Externally, the property benefits from a private driveway and garage, offering secure parking and additional storage options. Situated within the quiet and

well-regarded Hatchcroft Gardens development, the home is within easy walking distance of Elmstead Primary School and the village's range of local amenities, including shops, pubs and open green spaces. Colchester City Centre is just a short drive away, providing a wider selection of retail, dining and leisure facilities.

For commuters, the location is highly convenient, with excellent access to the A133 and A120, while Colchester's mainline station offers direct services to London Liverpool Street in under an hour.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

75.2 m<sup>2</sup>  
810 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:

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>		
(69-80) <b>C</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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