

oakheart

£425,000

Guide Price

Porter Drive, Colchester

Guide Price £425,000 - £450,000

Situated on the popular Porter Drive in the CO3 area of Colchester, this modern three-bedroom semi-detached home, being sold with no onward chain, constructed in 2021 by the well-regarded Hopkins Homes, offers stylish, well-presented accommodation ideal for families, professionals, or first-time buyers. The property forms part of a contemporary residential development known for its attractive streetscapes and convenient access to local amenities, schooling and transport links. The home is finished and decorated to a high standard throughout, creating a move-in-ready property with a modern and welcoming feel.

Upon entering the home, a welcoming entrance hallway provides access to the main living areas and stairs rising to the first floor. To the front of the property is a modern fitted kitchen/breakfast room, finished with contemporary units and ample worktop space, creating a practical and stylish area for everyday cooking and dining. To the rear, the property opens into a spacious living room, providing a bright and comfortable space for relaxing or entertaining, with views across and access to the rear garden. A ground-floor cloakroom/WC completes the accommodation on this level.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom and a further good-sized double, alongside a third bedroom

that would lend itself well as a nursery, guest room or home office. The upstairs accommodation is served by two bathrooms, including a family bathroom and an additional shower room, offering excellent practicality for modern family living.

Externally, the property benefits from a large landscaped rear garden, thoughtfully arranged with lawn and patio areas, creating an ideal outdoor space for entertaining, family activities or simply enjoying the warmer months. In addition, the property benefits from a detached garage, providing secure parking or useful storage space.









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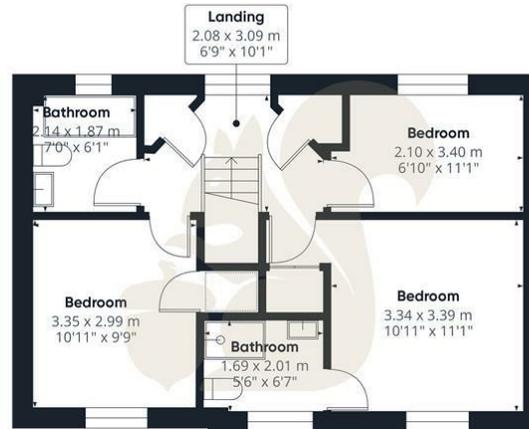
Local Authority:

Tenure:
Freehold

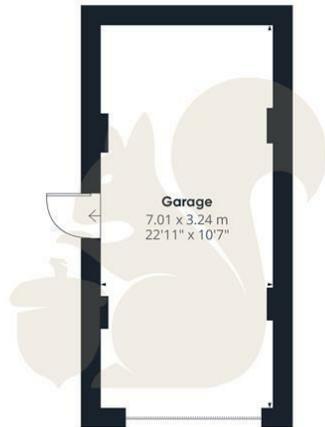
Council Tax Band:
D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

110.9 m²
1194 ft²

(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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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