

oakheart



£475,000

Guide Price

Pampas Close, Colchester

Guide Price £475,000 - £500,000

An extended four-bedroom detached family home in the sought-after Highwoods area of Colchester, offering spacious and versatile accommodation, presented to a high standard throughout.

The ground floor features a welcoming entrance hall with cloakroom/WC, a generous living room and a superb extended kitchen/dining room running across the rear of the property with direct access to the garden, creating an ideal space for modern family life and entertaining. The fitted kitchen provides ample storage and worktop space, with room for a dining table and further seating area if desired, while the adjoining garage offers excellent storage or conversion potential (subject to planning).

On the first floor, there are four well-proportioned bedrooms, including a comfortable main bedroom, two further doubles and a good single ideal as a child's room or home office. A contemporary family bathroom serves all bedrooms, and the whole property is finished in a clean, neutral style, meaning buyers can simply move straight in.

Outside, the home benefits from driveway parking leading to the integral garage, with an enclosed rear garden that offers plenty of space for children to play and for outdoor seating. Located in popular Highwoods, the property is well placed for access to local primary and secondary schools, nearby supermarkets and Highwoods Country Park, as well as convenient road links to the A12 and Colchester North station, making it an excellent choice for commuters and families alike.



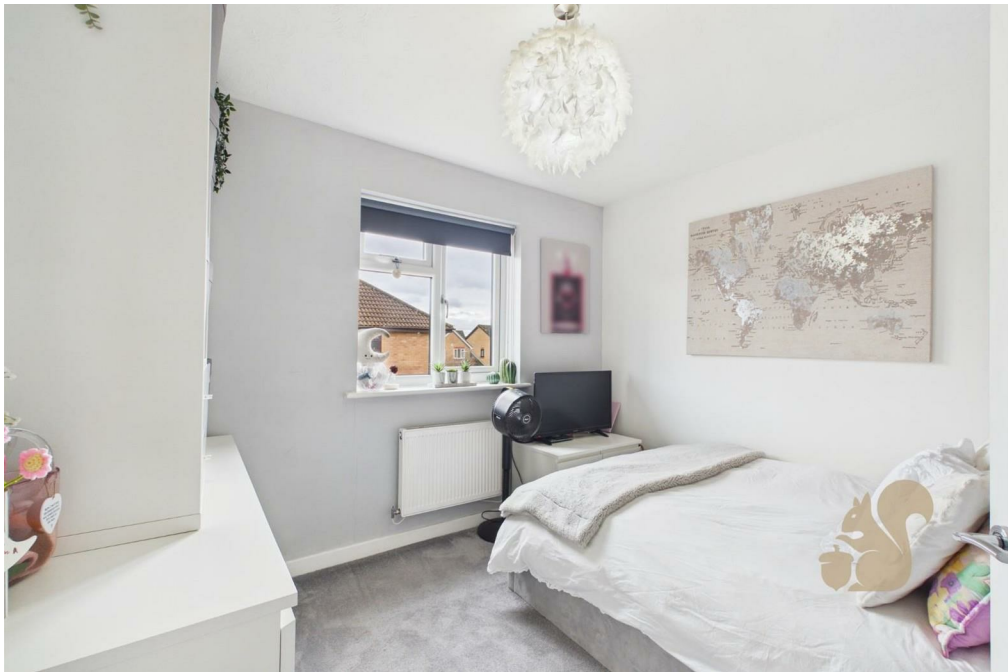
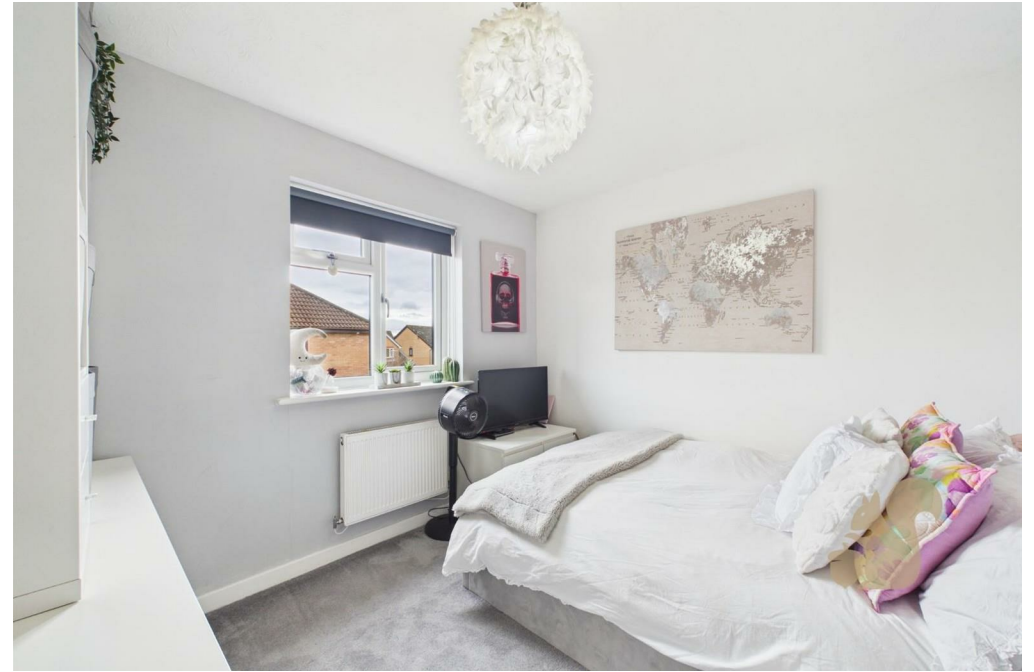










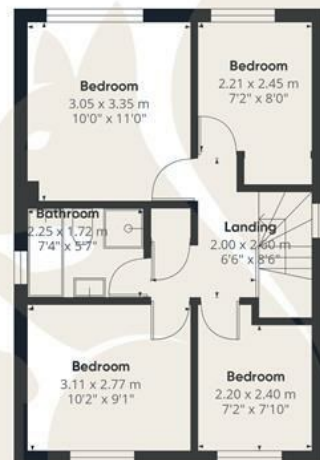




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

106.9 m²

1151 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.

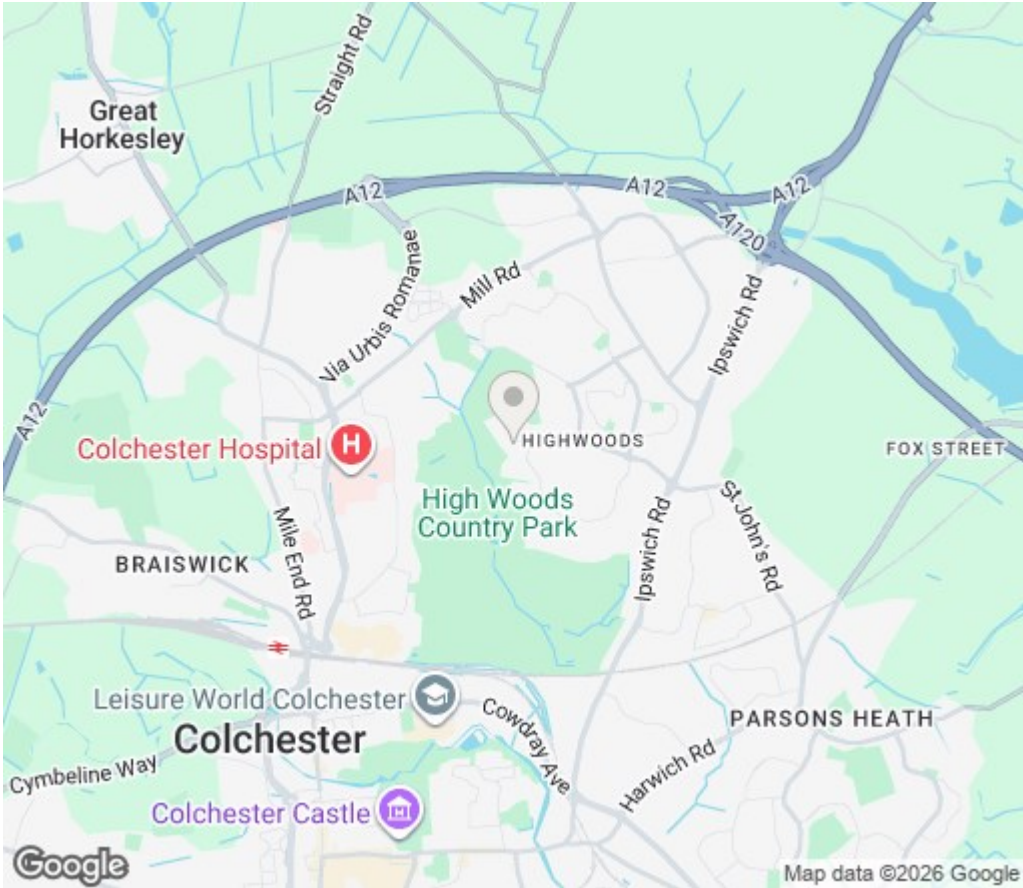
GIRAFFE360




Local Authority:

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

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

01206 803 308

colchester@oakheart.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ