

oakheart



£500,000

Offers In Excess Of  
Braiswick, Colchester

Offers in Excess of £500,000. A beautifully renovated and immaculately presented home, this property in Braiswick, CO4 has been fully refurbished throughout by the current owners and finished to an excellent standard. Braiswick sits on the north-western fringe of Colchester, offering a peaceful residential setting with green open spaces, nearby shopping, and a strong community feel, while still providing easy access into the city and wider region.

The property has been extensively improved and now offers stylish, modern accommodation with a high-quality finish throughout. Works include a new combi boiler installed in 2018, new anthracite windows and bifold doors, upgraded kitchen, new bathrooms, and a full renewal of the roof, including the outbuilding, ensuring the home is both attractive and well-maintained.

The kitchen has been thoughtfully upgraded to create a practical and elegant space, ideal for modern living and entertaining. The newly fitted bathrooms complement the home perfectly, while the full renovation throughout means the property is ready to move straight into without further expense.

Outside, the south-facing garden is a highlight, enjoying ample natural light throughout the day and providing an ideal setting for outdoor dining and relaxation. A limestone patio, installed in 2020, adds a stylish finish, while the bifold doors create a seamless connection between the indoor and outdoor spaces.

The outbuilding, which has power and lighting, offers excellent versatility for a home office, studio, gym, or additional storage. An electric garage door adds further

convenience, making this a home that combines practicality with quality in equal measure.

Well-positioned for access to Colchester's amenities, Braiswick offers a desirable suburban lifestyle with excellent connections and a convenient setting for everyday life

Agents Note:

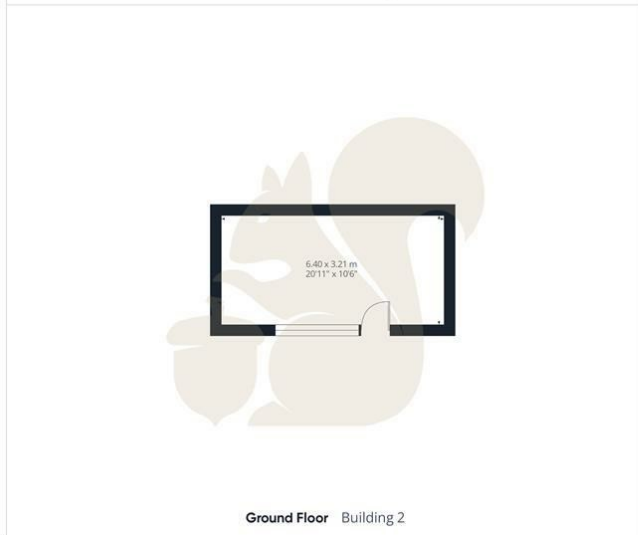
The EV charger at the property is subject to negotiation











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<b>Main building GLA<sup>TM</sup></b>	131.97 m <sup>2</sup> 1420.55 ft <sup>2</sup>
<b>Main building total</b>	144.93 m <sup>2</sup> 1560.06 ft <sup>2</sup>
<b>Building 2 total</b>	22.03 m <sup>2</sup> 237.12 ft <sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(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.