

oakheart



£350,000

Guide Price

Prince Philip Road, Colchester

GUIDE PRICE: £350,000 - £375,000.

Nestled pleasantly to the south of Colchester, this beautifully enhanced and extensively expanded three-bedroom semi-detached residence to the market. Impeccably presented, this deceptively spacious dwelling has undergone a thorough renovation, boasting both front and rear extensions that have transformed it into a remarkable open-plan kitchen-dining haven. The modern fitted kitchen, adorned with bi-folding doors, is a standout feature.

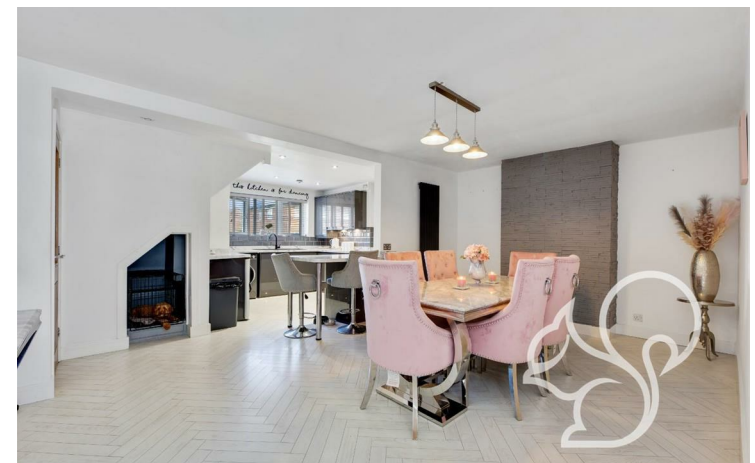
Inside, the property showcases numerous high-end elements and a contemporary design, including a captivating living area graced by a luminous

lantern window. The ground floor also features a superbly equipped kitchen with a full suite of integrated appliances and a breakfast bar, making it perfect for hosting, entertaining, and family gatherings. Also, a further utility room is ideal for further storage.

Ascending to the first floor, you'll discover three generously proportioned bedrooms, with the master and second bedrooms offering ample space for doubles, while the third serves admirably as a single bedroom or a dedicated study area, ideal for those working remotely. A tasteful shower room, recently installed by the current owners, adds another touch of sophistication.

Outside, the property boasts a low-maintenance garden design, complete with a versatile summer house in the rear, suitable for various uses. Additionally, there's convenient off-road parking for up to three cars on a shingled driveway, and secure side access leading to the rear.

This stunning residence enjoys proximity to a range of local amenities, including shops, schools, and excellent bus connections to Colchester's ever-expanding town centre. For nature enthusiasts, Friday Wood is just minutes away, providing an ideal setting for leisurely dog walks. We strongly encourage an in-person viewing to fully appreciate the exceptional quality of this home and to ensure you don't miss out on this remarkable opportunity.

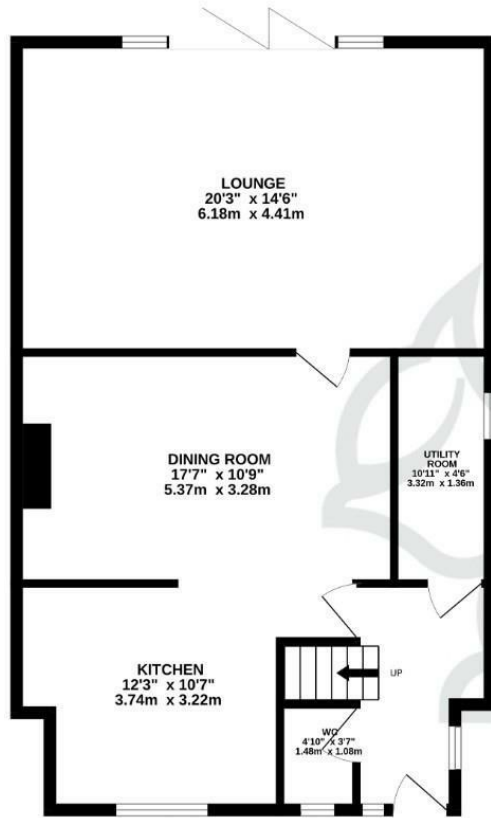




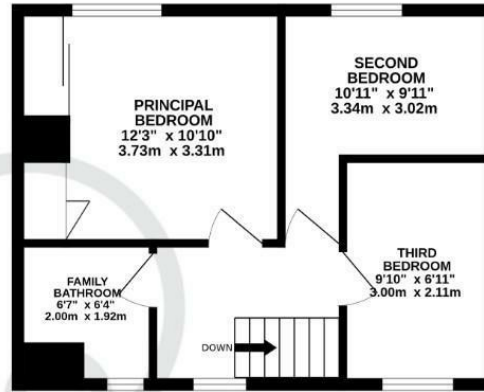




GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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