

oakheart



£375,000

Guide Price

Aurora Drive, Colchester

AURORA DRIVE

Guide Price: £375,000 – £400,000 A well-presented three-bedroom, two-bathroom detached family home, ideally positioned on Aurora Drive, built by Bloor Homes in 2021. Enjoying a modern finish throughout and located within close proximity to local amenities, well-regarded schools, and excellent transport links, this home is perfect for families and commuters alike.

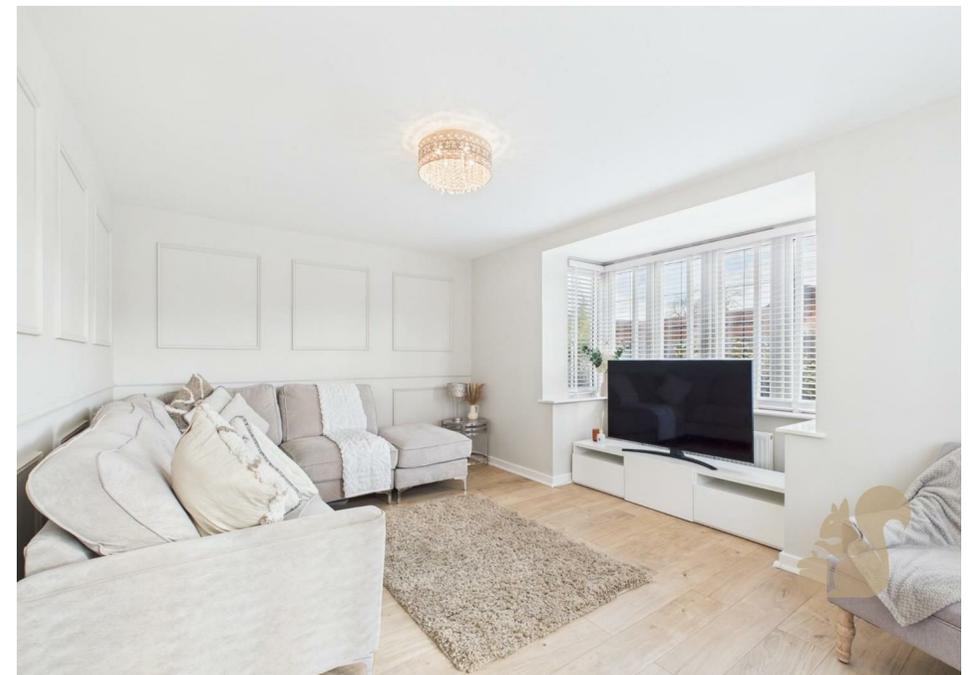
The accommodation begins with a welcoming entrance hall featuring a large storage cupboard and a convenient ground floor WC. The spacious lounge benefits from a charming bay window and recently fitted panelling, creating a warm and inviting space to relax. The modern kitchen/diner offers an excellent range of worktop and cupboard space, along with integrated appliances, and provides direct access to the rear garden via patio doors—ideal for entertaining.

Upstairs, the first-floor landing gives access to a useful airing cupboard. The principal bedroom features built-in wardrobes and a stylish en-suite shower room, while the second bedroom is another generous double. The third bedroom, currently utilised as a dressing room, offers flexibility for a home office or nursery. A modern family bathroom completes the first-floor accommodation, comprising a bath, WC, and wash basin.

Externally, the property enjoys a well-maintained, enclosed rear garden, mainly laid to lawn with an extended patio area and storage shed. A rear gate provides access to the private parking area, which offers space for two to three vehicles.

Offered to the market with no onward chain, this stunning home presents an excellent opportunity to move straight in and enjoy comfortable modern living in a desirable location.

There is also 6 years remaining of the NHBC Warranty.



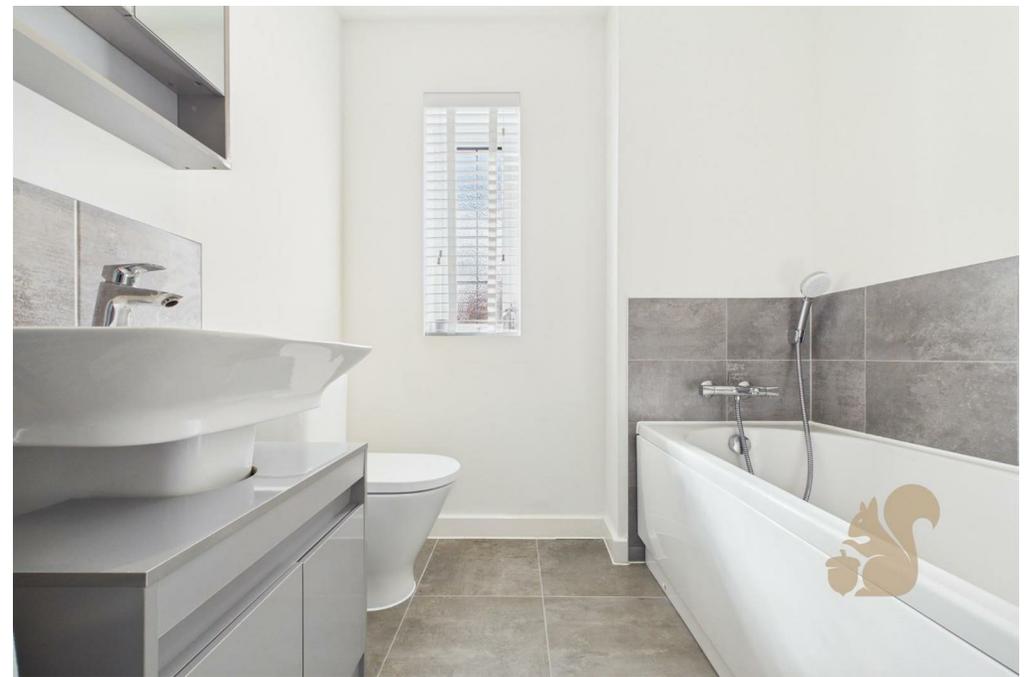




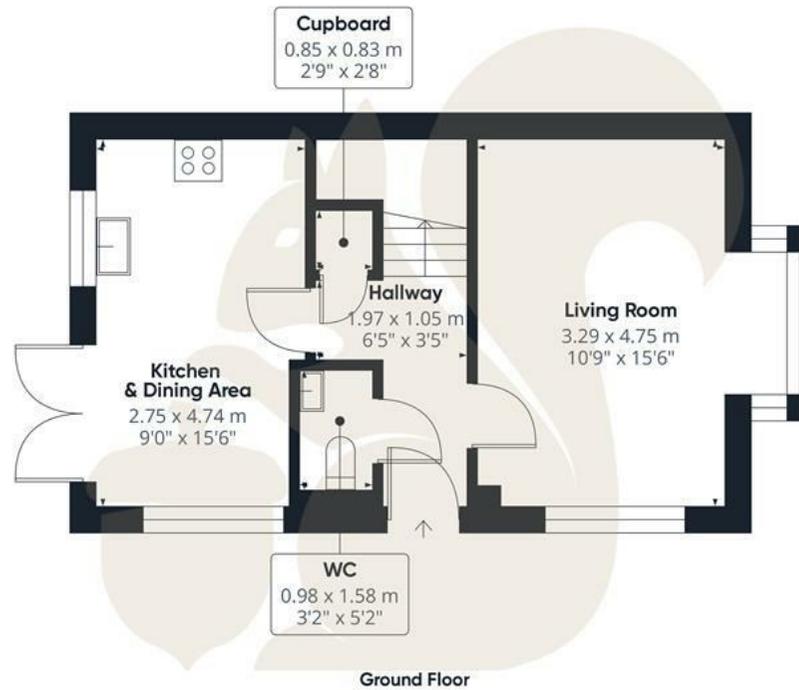






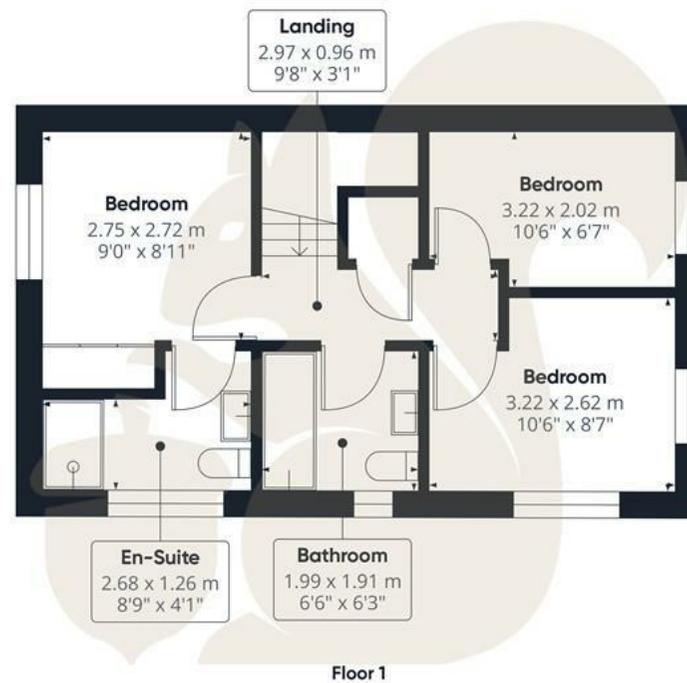






Approximate total area^m

74.5 m²
804 ft²



(1) Excluding balconies and terraces

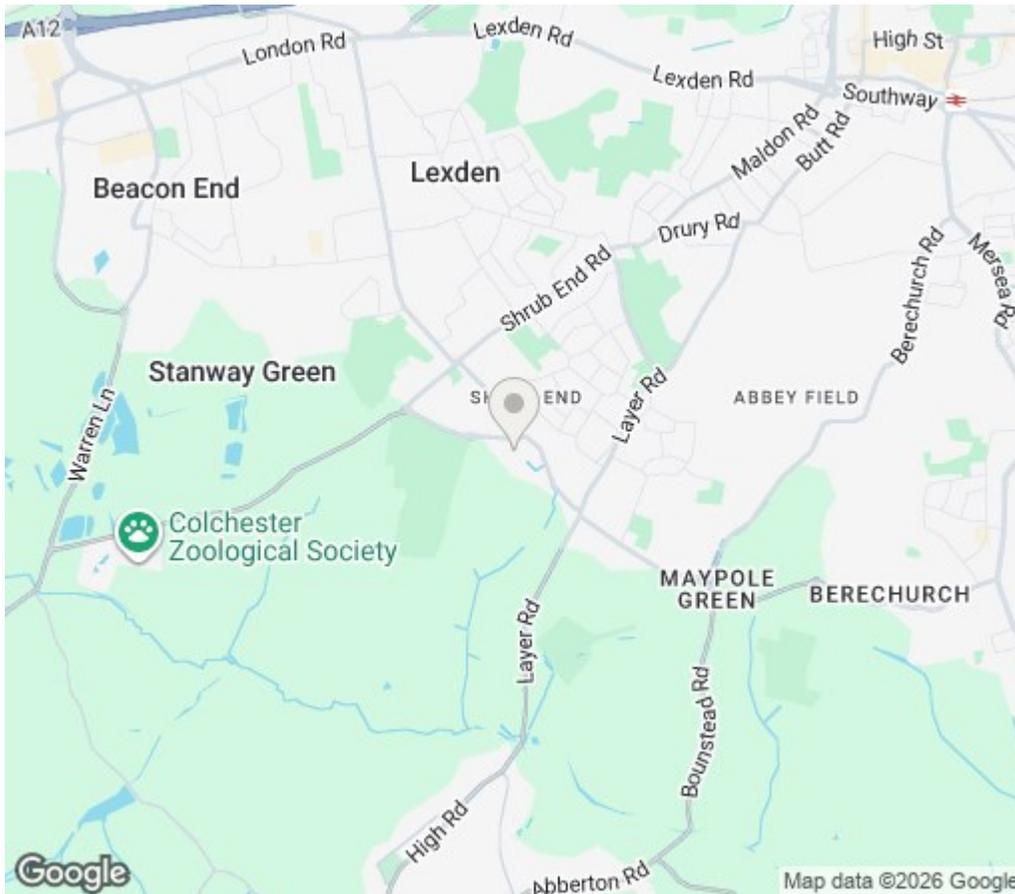
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|--|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 95 |
| (81-91) B | 83 | |
| (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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