

oakheart



£350,000

Offers In Excess Of
Maypole Green Road, Colchester

Discover this thoughtfully extended three-bedroom semi-detached home in the sought-after CO2 area of Colchester. Perfect for families and professionals alike, the property offers generous living space, modern comforts, and a superb location close to local amenities, schools, and attractions.

This property stands out for its spacious and flexible ground floor layout, featuring an inviting entrance hall with a convenient W/C, leading to a modern open-plan kitchen/diner. The single-storey

extension creates a light-filled social hub, with double doors opening onto a beautifully landscaped, south-facing rear garden –ideal for entertaining or relaxing.

A separate lounge with a charming bay window adds further versatility to the living space. Upstairs, the principal bedroom benefits from an ensuite shower and built-in wardrobes, while the second bedroom is a comfortable double and the third is a versatile small double or single.

Additional highlights include off-road parking, a garage, and proximity to excellent local amenities such as the East of England Co-op Foodstore for daily shopping needs, Gosbecks Primary School for families, and the Roman Circus Visitor Centre for leisure and history enthusiasts. This home offers a wonderful balance of indoor and outdoor living in a vibrant Colchester neighbourhood.











Approximate total area⁽¹⁾

105.9 m²

1140 ft²

GIRAFFE360

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