

oakheart



£450,000

Guide Price

Pampas Close, Colchester



Guide Price £450,000 to £475,000

Positioned within a quiet cul de sac on the ever popular Pampas Close in Highwoods, this spacious and well presented four bedroom detached family home offers an excellent balance of modern living, practicality and location. Highwoods remains one of Colchester's most sought after areas, particularly for families, thanks to its excellent schooling and superb access to amenities.

The property is ideally placed within walking distance of The Gilberd School, Highwoods Country Park and the Northern Gateway Leisure Park, with Colchester North Station also within easy reach for direct links to London Liverpool Street, alongside convenient access to the A12.

Internally, the home is bright, spacious and well arranged. The ground floor begins with a welcoming entrance hall, leading into a generous living room filled with natural light. To the rear, the open plan kitchen and dining area offers ample worktop and storage space, integrated appliances and a breakfast bar, with doors opening onto the garden. A ground floor cloakroom completes this level.

Upstairs, there are four well proportioned bedrooms, including a principal bedroom with mirrored wardrobes and en suite, alongside a modern family bathroom.

Externally, the property benefits from an enclosed rear garden with patio and lawn, a garage and driveway providing off road parking.

A fantastic opportunity to secure a long term family home in a prime Colchester location.







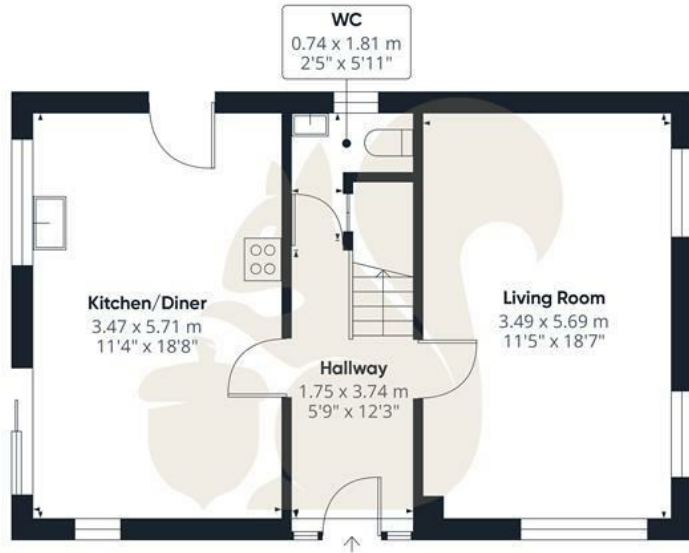




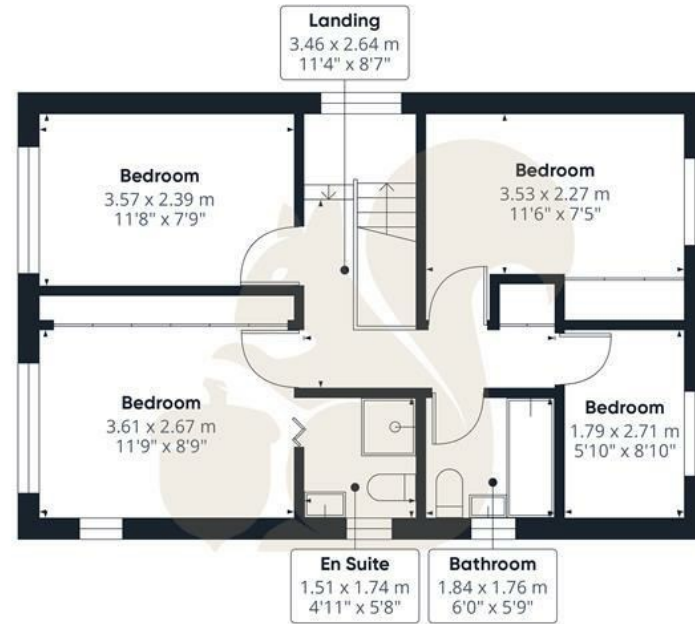




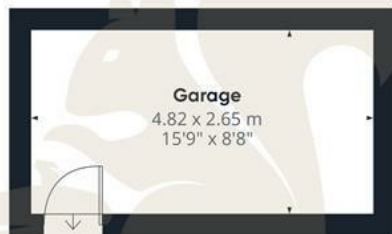




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Main building GLA⁽¹⁾

103.69 m²
1116.07 ft²

Main building total

105.55 m²
1136.11 ft²

Building 2 total

14 m²
150.67 ft²

(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.


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E



Energy Efficiency Rating

	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	

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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