

oakheart



£450,000

Price Guide

Pampas Close, Colchester

Guide Price £450,000 - £475,000

Nestled in the highly sought-after Highwoods area of Colchester, this beautifully presented four-bedroom detached home offers the perfect blend of modern living and family comfort, all within easy reach of excellent local amenities, renowned schools, and the picturesque Highwoods Country Park. Stepping inside,

You are welcomed by a spacious entrance hall with a convenient ground floor W/C, leading to a bright living room on the right. The true heart of the home is the stunning open-plan kitchen and living area, recently reconfigured and

refurbished to a high standard, featuring a central island and elegant doors opening directly onto the private rear garden-ideal for entertaining or relaxing with family.

Upstairs, the first-floor landing provides access to four generous bedrooms, including a principal suite with vaulted ceilings, aesthetic beams, and a stylish en-suite shower room. Bedrooms two and three benefit from fitted wardrobes, while the large family bathroom is finished with both a bath and separate shower.

Externally, the property enjoys off-road parking via a shared driveway and

garage with power and lighting, while the rear garden is mainly laid to lawn with a side patio area perfect for outdoor seating, and a shed with further access to the garage.

With its prime location close to shops, supermarkets, leisure facilities, and excellent transport links-including the A12 and Colchester North Station for fast trains to London-this exceptional home is perfectly positioned for families and commuters alike, offering a rare opportunity to enjoy the very best of Highwoods living.









Approximate total area⁽¹⁾128 m²1379 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

	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>	71	82
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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