

oakheart

£400,000

Offers In Excess Of  
Lower Road, Peldon, Colchester



Situated in the picturesque and sought-after village of Peldon, this exceptional three double bedroom semi-detached home offers the perfect blend of contemporary design, high-quality finishes, and energy-efficient living. Built in 2015, the property is set within a small, well-regarded development and has been thoughtfully designed to suit modern lifestyles while retaining a warm and inviting atmosphere throughout.

Upon entering the home, you are welcomed by an impressive open plan

kitchen and dining area is the true heart of the home. Featuring sleek, high-specification units, integrated appliances, and ample worktop space, the kitchen is perfectly suited to both family life and entertaining that leads into a beautifully presented lounge. This bright and comfortable living space is enhanced by a charming log burner, creating a cosy focal point and making it an ideal place to relax during the cooler months. To the rear of the house, the large windows and glazed doors flood the space with natural light and open onto the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers three spacious double bedrooms, each well-proportioned and stylishly decorated. The master bedroom benefits from a contemporary en-suite shower room, finished to a high standard with quality fittings. A modern family bathroom serves the remaining bedrooms and continues the theme of tasteful, high-end finishes found throughout the home.

The property is heated via an air source heat pump, providing an environmentally conscious and cost-effective alternative to traditional heating systems. Additional features include high levels of insulation and double glazing, contributing to the home's excellent energy efficiency.





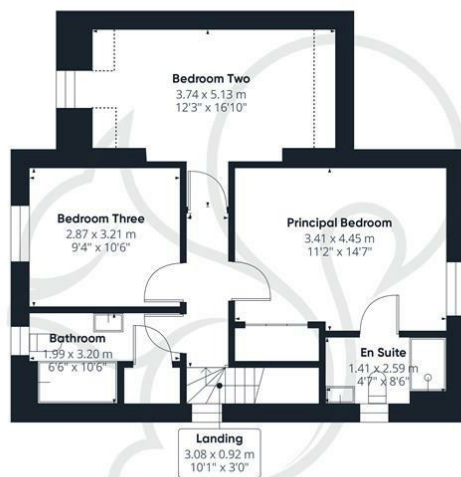












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Approximate total area<sup>(1)</sup>

112.5 m<sup>2</sup>

1211 ft<sup>2</sup>

Reduced headroom

1.9 m<sup>2</sup>

21 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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