oakheart

£350,000

Asking Price

Alan Way, Colchester

Positioned on Alan Way in the highly sought-after Prettygate area of Colchester, this four-bedroom semi detached home offers an exciting opportunity for purchasers looking to modernise and create a superb long-term family residence. The property provides generous, flexible accommodation, extensive parking and a remarkable rear garden extending to in excess of 150 ft.

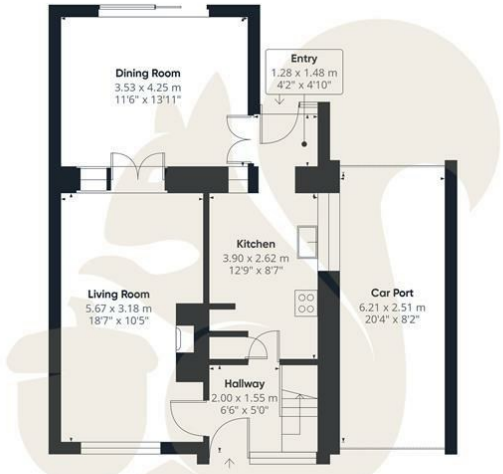
The ground floor is arranged around a central hallway leading to a spacious living room and kitchen. The living room provides an excellent main reception space at the front of the home with a beautiful view of the extensive rear garden. The separate dining room sits to the rear of the property with patio doors to access the garden on Summer days, an ideal setting for family meals and entertaining. The Kitchen gives access to the utility area and rear garden, with scope for reconfiguration or extension, subject to the necessary consents

To the first floor, the landing leads to four bedrooms, providing versatile space for a growing family, guests or home working. The principal bedroom is particularly generous, while the remaining rooms offer a mix of double and single accommodation. A family bathroom and separate shower room complete the upstairs layout.

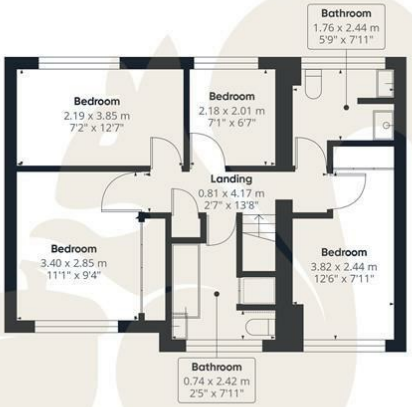
Externally, the property is approached by a driveway providing off-road parking and leading through a car port to a separate garage at the rear. The long rear garden, extending beyond 150 ft, is a stand-out feature and provides exceptional potential for landscaping, outdoor entertaining, family recreation or future enhancement, subject to any required permissions.

Prettygate is a well-established residential area to the west of Colchester, popular with families for its nearby everyday amenities, local shops, regular bus routes and access to the city centre. The location is also convenient for the A12, Tollgate and Stane retail parks, while several well-regarded schools, including Prettygate Primary School and Philip Morant School are within easy reach

BISTO
best friend
Angeles



Ground Floor



Floor 1

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GLA[1]
116 m²
1248.62 ft²

Total
132.88 m²
1430.28 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.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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