

Sutton Park Avenue, Colchester, CO3 4SX

Guide price £495,000

Gallant Richardson Estate Agents bring to market this, in our opinion very well-appointed light and airy FOUR BEDROOM detached family residence.

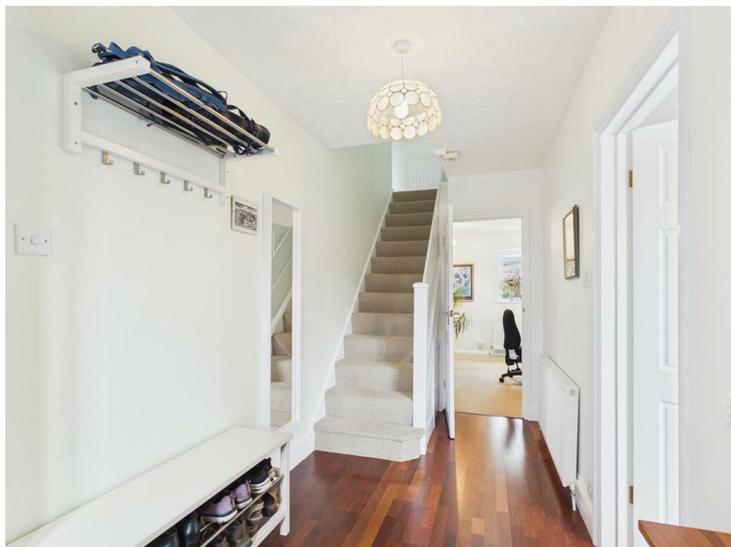
The accommodation is such it can offer a varied arrangement to suit most families starting with a generous sized reception hall and three ground floor reception rooms, lovely kitchen, ground floor WC, conservatory, and plenty of storage. First floor has all four bedrooms with an en-suite to the master and a family bathroom with the added bonus of a walk-in shower. To the front of the property is the provision of off-street parking and an enclosed garden to the rear.

Location is always a key factor and this property benefits from one of the best with regards to firstly being situated within a quiet residential street away from the main road, then being with easy striking distance of local schools of good report, local shops as well as supermarkets, A12 access and bus service that runs into the city centre where a whole host of varied shops, cafes/restaurants, leisure facilities and the lovely castle Park can be found.

VIEWING ADVISED!

Reception Hall

14'10" x 5'11" (4.52m" x 1.80m")



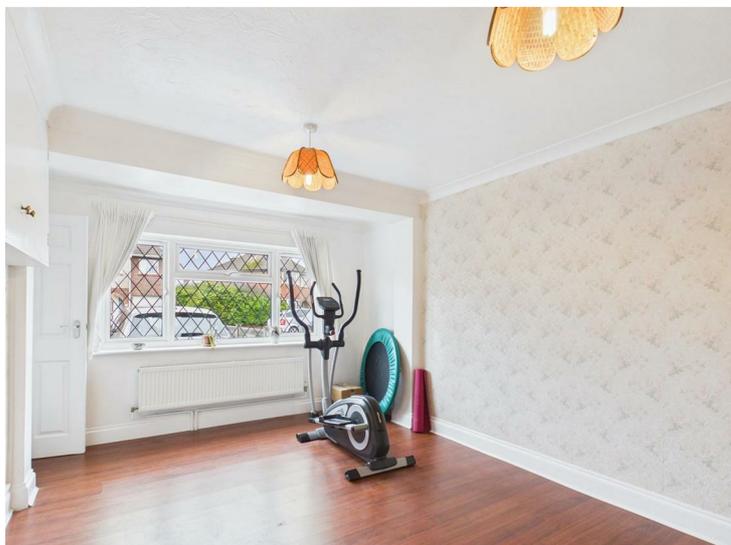
Kitchen

13'8" x 11'8" max (4.17m" x 3.56m" max)



Reception Room

15'1" x 10'5" (4.60m" x 3.18m")



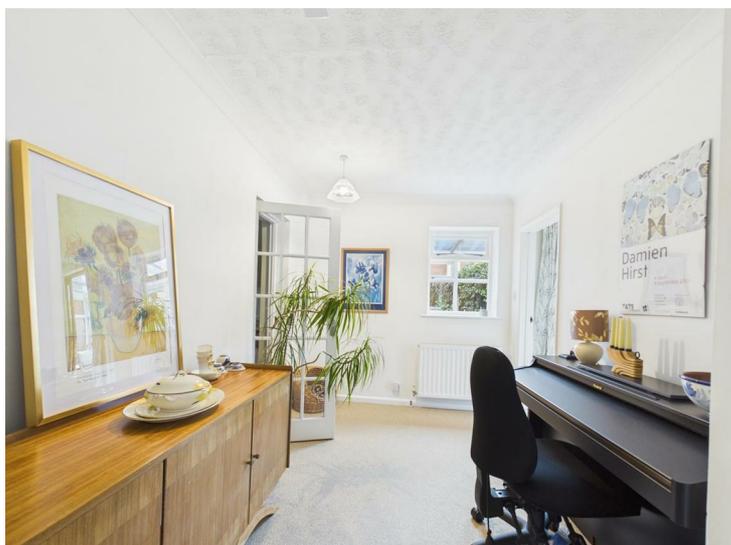
Cloakroom/WC

6' x 3'11" (1.83m x 1.19m")



Study

12'4" x 7'11" (3.76m" x 2.41m")



Lounge

24'10" x 11'8" (7.59 x 3.57)



Conservatory

14' x 6' (4.27m x 1.83m)

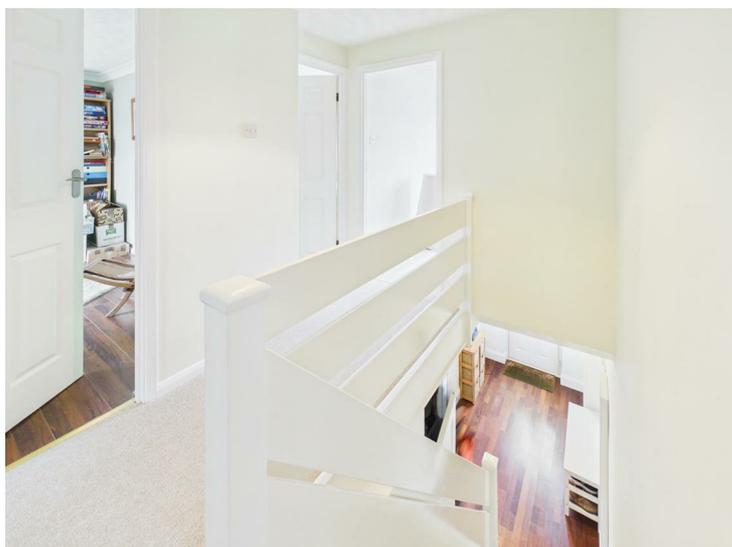


En Suite

6'10" x 6'2" (2.08m x 1.88m)



Landing



Bedroom Two

13'1" x 9'2" (4 x 2.81)



Bedroom One

18' x 10'7" (5.49m x 3.23m)



Bedroom Three

12'0" x 11'6" (3.66 x 3.53)



Bedroom Four

8'2" x 6'11" (2.49m x 2.11m")



Material Information

EPC - C - Valid until - 31/05/32

Council Tax Band - 2025/2026 - D - £2,151.97

Mobile Phone Coverage - via Ofcom - Yes

Broadband Coverage - via Ofcom - Standard/Superfast/Ultrafast

Flood Risk checker - via .Gov.Uk - Very Low

Local Authority - Colchester City Council

It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

Anti-Money Laundering

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Family Bathroom

15 x 6'2" (4.57m x 1.88m")



Rear Garden





Ground Floor



Floor 1



Approximate total area⁽¹⁾

146.5 m²
1576 ft²

Reduced headroom

0.2 m²
2 ft²

(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



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 | | |
| | 72 | 82 |

EU Directive 2002/91/EC

England & Wales Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

EU Directive 2002/91/EC

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