



4 bedroom Detached House located in Colchester.

Guide Price
£500,000 - £550,000

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JOHN ALEXANDER
ESTATE AGENTS

Church Lane Colchester CO3 4DX

FULL DESCRIPTION

THE HOME

*** GUIDE PRICE OF £500,000 - £550,000 ***

As you enter the property, the entrance hall provides access to various rooms, including a downstairs shower room comprising a shower cubicle, washbasin, and WC.

The lounge, located at the back of the house, offers an abundance of natural light, with substantial windows and patio doors that provide views of the expansive and mature rear garden. The room also features a working gas fire heater and red brick surround, creating a warm and inviting ambiance. On the other side of the house, towards the front, you'll find a good-sized kitchen with ample storage space and workspace, leading into a light and airy dining room that opens up to the garden through French double doors, offering the potential to create a contemporary and spacious living area.

Off the kitchen, there is a handy lobby area that could be converted into a utility room, with passage to the garage, which features full power and electrics, potentially adding even more value to the property.

Upstairs, a wide landing provides access to four generously sized double bedrooms, one of which is a sizable en-suite. A spacious family bathroom completes the first floor accommodation.

The property boasts a private turning entrance leading to a driveway providing off-road parking for several vehicles and an attached garage with ample storage space. At the

MEASUREMENTS

Entrance Hall -

Lounge - 6.08 x 3.62 (19'11" x 11'10") -

Dining Room - 3.51 x 3.33 (11'6" x 10'11") -

Kitchen - 3.97 x 3.22 (13'0" x 10'6") -

Shower Room - 2.62 x 1.81 (8'7" x 5'11") -

Lobby -

Landing -

Master Bedroom - 4.24 x 3.57 (13'10" x 11'8") -

En-Suite - 2.57 x 1.82 (8'5" x 5'11") -

Second Bedroom - 3.96 x 3.22 (12'11" x 10'6") -

Third Bedroom - 3.78 x 3.31 (12'4" x 10'10") -

Fourth Bedroom - 2.40 x 2.39 (7'10" x 7'10") -

Family Bathroom - 2.32 x 1.75 (7'7" x 5'8") -

Garage - 5.37 x 2.75 (17'7" x 9'0") -



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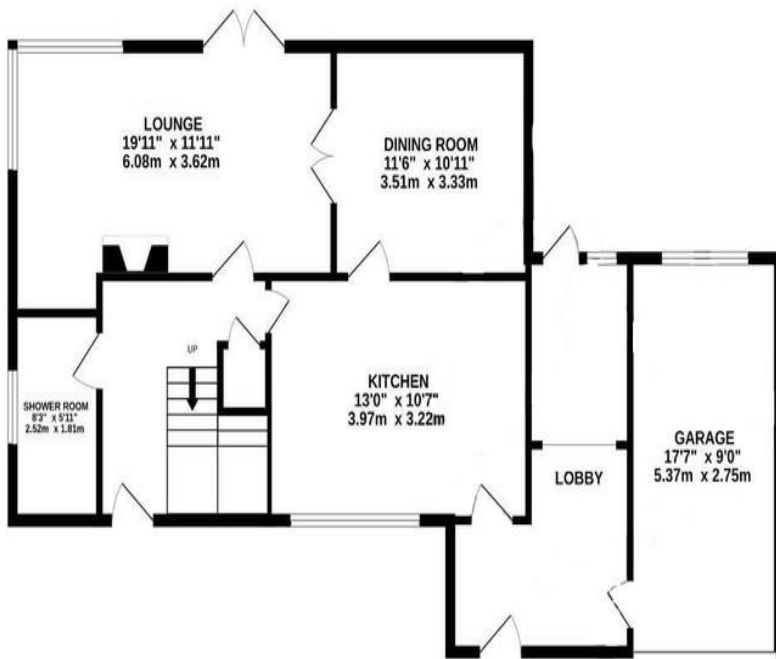


Church Lane, Colchester, CO3 4DX

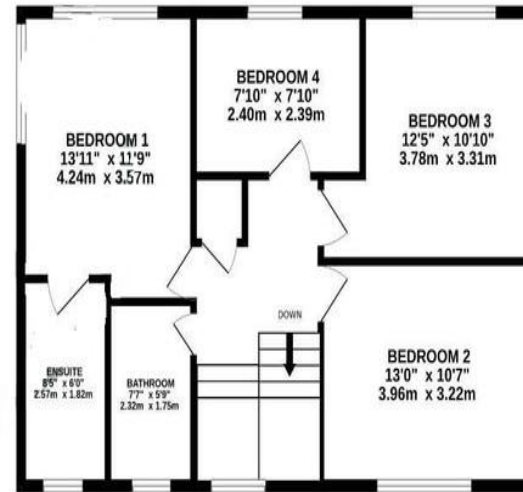


FLOORPLAN

GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



Total floor area approx. 1620 sqft

DIRECTIONS

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