



**5 bedroom
Detached
House located
in Colchester.**

£500,000- £525,000

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JOHN ALEXANDER
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St. Andrews Avenue Colchester CO4 3AL



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DESCRIPTION

**** GUIDE PRICE £500,000 - £525,000 ****

ENTRANCE

This welcoming property is accessed through the front door, featuring double glazed insets that lead to:

HALLWAY

Integrated under-stair storage featuring motion-activated illumination, dual radiators, recessed lighting, beautiful oak-style vinyl flooring, carpeted staircase ascending to the upper level, and access to the following areas through doors:

LIVING ROOM

16' 2" x 11' 10" (4.93m x 3.61m)

A double-glazed bay window offers a view of the front, while to the side, an artful double-glazed window showcases a stained-glass lilies design, adding a touch of elegance. The space is anchored by a prominent chimney breast, which is complemented by a striking fireplace that houses a cosy log burner. A single radiator ensures a warm ambiance, while the glow is subtly enhanced by discreetly placed inset spotlights. Underfoot, the richness of solid oak flooring adds timeless charm to the room.

DINING ROOM

9' 0" x 8' 4" (2.74m x 2.54m)

The solid oak flooring provides a foundation of natural elegance, grounding the space with its durable and classic appeal, the window is double-glazed and there is a radiator.

BEDROOM FOUR

11' 12" x 12' 6" (3.66m x 3.81m)

Featuring a double-glazed window with a view to the rear, this room includes a radiator, built-in inset spotlights, and attractive laminate flooring for a modern feel.

FAMILY BATHROOM

The bathroom offers a frosted double-glazed window to the rear for privacy and soft natural lighting. A panel bath with an integrated mixer tap and dual shower head options, including a waterfall-style head, invites a serene bathing experience. A simple pedestal sink with a mixer tap, a low-level WC, and a functional chrome heated towel rail cater to your needs. The space is illuminated by subtle inset spotlights and features easy-to-clean, tile-effect vinyl flooring, alongside partially tiled walls for a clean and practical finish.

KITCHEN/BREAKFAST ROOM

14' 8" x 10' 10" (4.47m x 3.3m)

Double glazed side door to the rear garden, double glazed window to side aspect, double glazed lantern light window, one-and-a-half bowl sink and drainer with mixer tap inset to the hardwood worktop incorporating the breakfast bar, brick patterned tiled splashbacks, extensive range of high-gloss wall and floor mounted matching cupboards and drawers (soft closing) with curved corner units, integral fridge, freezer, dishwasher and washing machine, built-in Bosch electric oven and microwave, four-ring electric induction hob with cooker hood over, vertical designer radiator, grey oak vinyl click flooring and open access to:

CONSERVATORY

10' 4" x 9' 6" (3.15m x 2.9m)

Featuring elegant double-glazed French doors on the side that lead out to the rear garden, this space is further illuminated by double glazed windows on the rear and both sides. The floor is finished with a stylish grey oak-effect vinyl click flooring, adding both durability and contemporary charm.

FIRST FLOOR LANDING

This space is adorned with a double-glazed window showcasing a stained glass rose design, facing the rear aspect. It includes a loft access point, a built-in airing cupboard that contains the water tank and offers shelving for storage, and doors that provide passage to adjacent areas.

MASTER BEDROOM

15' 2" x 11' 8" (4.62m x 3.56m)

A double-glazed dormer window faces the rear, providing ample natural light. The room is equipped with two integrated wardrobes featuring sensor-activated lighting for convenience. Additionally, there is a radiator, recessed spotlights, and dark oak laminate flooring, which gives the space a rich ambiance. A door from this space leads to built-in eaves storage and the en-suite.

ENSUITE

A frosted double-glazed window to the side aspect allows for privacy and light. The room features a walk-in curved shower cubicle with both an adjustable shower head and an overhead waterfall shower option. A vanity wash hand basin with a mixer tap is conveniently positioned above drawers for additional storage. The space also includes a low-level WC and is equipped with a radiator as well as a chrome heated towel rail for extra warmth. An extractor fan, recessed spotlights, and tile-effect vinyl click flooring complete the functional yet stylish bathroom design.



BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m)

The room boasts a double-glazed window overlooking the side aspect, along with built-in storage within the eaves. A radiator provides warmth, while recessed spotlights and laminate flooring enhance the area with a touch of modernity.

BEDROOM FIVE

The space is outfitted with a double-glazed window to the front for ample light, while the built-in wardrobes feature practical internal lighting, radiator and ceiling spotlights

OUTSIDE

There is a beautiful matured multi-tiered garden found at the rear and side is primarily composed of neat paving with a section of lawn. Toward the back, you'll find flowering beds, and there's a sizable fishpond to enhance the tranquillity of the space. Convenient amenities include an outdoor tap and lighting. Additionally, there's a gate at the front and a pathway along the side for easy access. In addition, a summer house and shed offer functionally and extra outdoor entertaining opportunity.

SUMMER HOUSE

10' 10" x 8' 2" (3.3m x 2.49m)

Double glazed French doors to the side and windows to the side.

SHED / OUTBUILDING

14' 0" x 8' 2" (4.27m x 2.49m)

A frosted double-glazed door on the side and a matching frosted window provide privacy, while a single sink is embedded in the countertop, complemented by tiled backsplashes. There's ample storage with both wall and floor cabinets and a built-in cupboard. Convenient access to the garage is available, as well as to an individual toilet room that is equipped with a low-level WC.

GARAGE & PARKING

20' 0" x 9' 6" (6.1m x 2.9m)

Garage - A roller door provides access to the front, while the electric meter is set up with both power and lighting in operation.

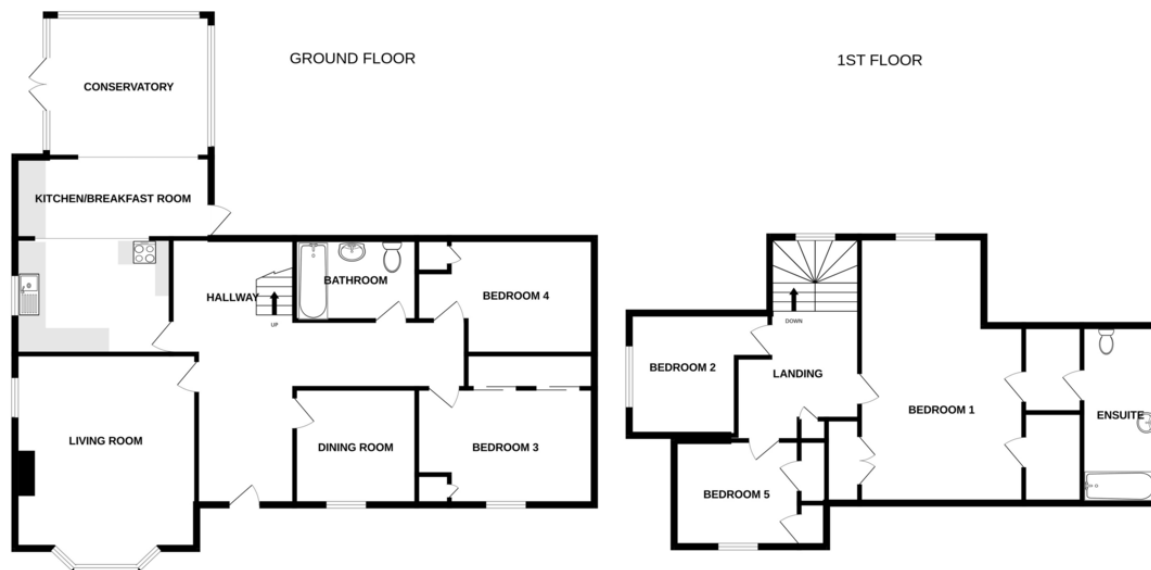
Parking - The front of the property features a sizeable block-paved driveway, offering ample off-street parking for multiple vehicles.





St. Andrews Avenue, Colchester, CO4 3AL

FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

CONTACT

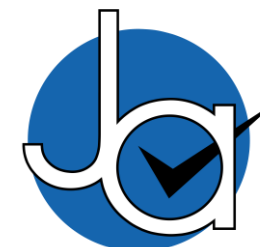
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