



**3 bedroom
Bedroom
Semi-detached
with one bed
annex located
in Colchester.**

Guide Price
£375,000 - £400,000

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JOHN ALEXANDER
ESTATE AGENTS

Barn Hall Avenue Colchester CO2 8TD

FULL DESCRIPTION

THE HOME

*** GUIDE PRICE £375,000 TO £400,000 ***

This generous three-bedroom semi-detached family home provides spacious accommodation inside and out. Upon entering, you will find a hallway with stairs leading to the first floor and storage space underneath. The front-facing dining room features an enchanting bay window.

The dining room then flows seamlessly to the kitchen equipped with fitted work surfaces, cupboards, drawers, and space below.

Additionally, you will find an inset single drainer stainless steel sink, electric hob with a cooker hood overhead, a built-in oven and grill, and fitted wall units.

The kitchen also offers access to the utility room and downstairs cloakroom. A double-glazed door gains entry to the garden.

The large lounge is accessible from the entrance hall and provides access with sliding doors to the outdoor patio space large enough for alfresco dining.

The first-floor features three double bedrooms and a well-appointed family bathroom.

OUTSIDE

Nestled outdoors, the garden unfolds in elegant tiers, featuring a welcoming patio space perfect for outdoor leisure or dining. You are invited to relax in the wooden housed hot tub and beyond the patio, a lush expanse of manicured lawn stretches out, offering a serene green oasis. This garden truly gives the sense of both relaxation and entertainment. To the rear of the garden

accommodates a one bedroom fully functioning annex. At the forefront, a generous driveway presents ample off-road parking, holding three to four vehicles with ease.

DINING ROOM

13' 7" x 11' 2" (4.14m x 3.4m)

KITCHEN

9' 9" x 8' 8" (2.97m x 2.64m)

UTILITY ROOM

5' 4" x 2' 8" (1.63m x 0.81m)

LOUNGE

20' 4" x 12' 4" (6.2m x 3.76m)

CLOAKROOM

MASTER BEDROOM

14' 7" x 11' 2" (4.44m x 3.4m)

BEDROOM TWO

14' 7" x 10' 4" (4.44m x 3.15m)

BEDROOM THREE

8' 9" x 8' 9" (2.67m x 2.67m)

BATHROOM

8' 9" x 5' 2" (2.67m x 1.57m)

ANNEX

Consists of One Bedroom,
Kitchen/Diner/Lounge and shower room



3



1



1



C



EPC

D





FLOORPLAN

Ground Floor

Approx. 90.5 sq. metres (974.2 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



Total area: approx. 145.0 sq. metres (1560.6 sq. feet)

DIRECTIONS

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