



## 4 bedroom Detached House located in Colchester.

Guide Price - GUIDE  
PRICE £465,000 TO £500,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# 32 Tumulus Way Colchester CO2 9SD

## FULL DESCRIPTION

### THE HOME

\*\*\* GUIDE PRICE £465,000 TO £500,000\*\*\*

This remarkable detached house epitomizes the essence of modern design fused with practical functionality. Boasting four generously sized bedrooms, this property caters to the needs of a growing family or those who frequently entertain guests.

Upon stepping inside, the house exudes a sense of brightness and charm, enveloping you in a clean and inviting atmosphere that flows seamlessly throughout each room. The well-lit interior not only enhances the aesthetics of the space but also creates a warm and welcoming environment, making it a joy to return home each day.

Convenience is paramount in this property, with off-street parking and a garage providing ample space for vehicles and storage, ensuring that practicality is never compromised. The garden serves as a tranquil outdoor sanctuary, offering a secluded retreat for relaxation and entertainment. Whether it's basking in the sunshine on a lazy afternoon or enjoying a delightful al fresco dining experience, the outdoor space is sure to elevate your living experience to new heights.

### THE LOCATION

This property is nestled in a quiet and peaceful neighborhood. Situated in a desirable area of Colchester, this address offers a perfect blend of suburban tranquility and convenience.

With easy access to local amenities, schools, and shopping centres, residents of Tumulus Way enjoy the

convenience of urban living while still being surrounded by green spaces and parks. The neighbourhood is well-connected with excellent transport links, making it easy to access the city centre and other parts of Colchester.

The surrounding area also offers opportunities for outdoor activities, with nearby parks and recreational facilities providing options for leisure and relaxation. Whether you're looking for a peaceful retreat or a vibrant urban lifestyle, Tumulus Way in Colchester is the ideal location to call home.

### ENTRANCE HALL

16' 7" x 6' 5" (5.05m x 1.96m)

### LOUNGE

14' 5" x 11' 5" (4.39m x 3.48m)

### KITCHEN/DINING ROOM

27' 5" x 11' 5" (8.36m x 3.48m)

### CLOAKROOM

2' 11" x 7' 0" (0.89m x 2.13m)

### FIRST FLOOR

### LANDING

17' 5" x 6' 5" (5.31m x 1.96m)

### MASTER BEDROOM

11' 10" x 11' 7" (3.61m x 3.53m)

### EN-SUITE

5' 3" x 6' 11" (1.6m x 2.11m)

### BEDROOM TWO

11' 7" x 10' 8" (3.53m x 3.25m)



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**BEDROOM THREE**  
10' 2" x 11' 11" (3.1m x 3.63m)

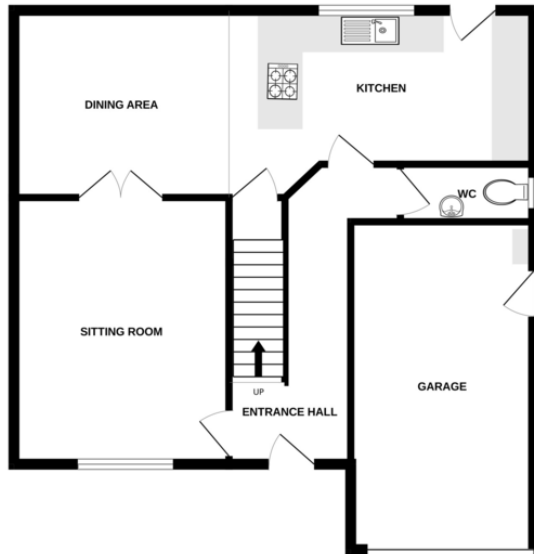
**BEDROOM FOUR**  
11' 11" x 8' 10" (3.63m x 2.69m)

**FAMILY BATHROOM**  
7' 1" x 8' 9" (2.16m x 2.67m)

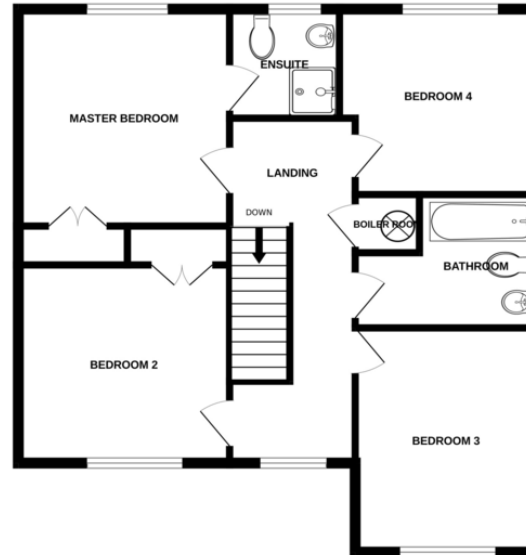


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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

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