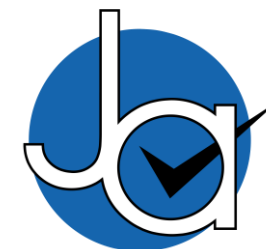




**4 bedroom  
Detached  
House located  
in Colchester.**

**£340,000 – £360,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Oaklands Parsons Heath Colchester CO4 3HX



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EPC

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## FULL DESCRIPTION

### THE HOME

John Alexander is proud to present this contemporary elegant 2020-built three-bedroom link-detached abode, situated in the sought-after Parsons Heath locale of Colchester. This modern home is ideally placed near to esteemed schools, a variety of shops, and convenient transport connections.

Discover the epitome of contemporary living with this charming three-bedroom semi-detached home, constructed in 2020, nestled in the desirable Parsons Heath area of Colchester. This property is ideally positioned, close to local educational institutions, retail outlets, and public transportation, providing you with the epitome of convenience and lifestyle.

Upon stepping through the front entrance, you are welcomed into a delightful hallway that leads to the upper level and introduces you to the ground floor living spaces. The through-lounge is bathed in natural light by French doors that connect seamlessly to the outdoor area, fostering a sense of openness and fluidity. The inclusion of a practical ground floor cloakroom, complete with a WC and basin, offers additional practicality.

The generous kitchen/diner stretches from the front to the back of the house and is fully outfitted with contemporary built-in appliances, extensive countertop space, and yet another pair of French doors that open to the garden, presenting an ideal blend of functionality and elegance for daily life or social gatherings.

Ascend to the first floor, where the landing grants entrance to three generously proportioned bedrooms

and a refined family bathroom. The primary bedroom is a haven of comfort, complete with integrated wardrobes featuring sliding doors and a personal en-suite shower room, adding an element of indulgence. The other two bedrooms provide plenty of room to accommodate both family members and visiting guests.

The main bathroom exudes sophistication, outfitted with a panel bath and overhead shower, a WC, and a hand wash basin integrated into an attractive vanity unit for added elegance.

### OUTSIDE

Outside, the residence includes a driveway with space for two vehicles and a secluded back garden, predominantly grass with a patio section and a gate at the rear, creating an ideal setting for outdoor relaxation and enjoyment.

This property comes with the convenience of two designated parking spots - one located in the front car parking area and the other situated directly at the back, which includes an electric car charging point for eco-friendly vehicle power-ups.

### THE LOCATION

Parsons Heath is a delightful suburb on the northern edge of Colchester, this area is characterised by a mix of modern housing developments, which integrate seamlessly with more traditional English homes. Local schools in Parsons Heath are well-regarded, making the area a popular choice for families. There are ample recreational spaces and parks giving locals the opportunity to explore the rural landscapes, charming villages, and the serene Colne Valley.



**ENTRANCE HALL**

**DOWNSTAIRS CLOAKROOM**

**LIVING ROOM**

**18' 10" x 7' 8" (5.74m x 2.34m)**

**KITCHEN/DINER**

**26' 6" x 11' 6" (8.08m x 3.51m)**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

**12' 8" x 11' 6" (3.86m x 3.51m)**

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**

**19' 0" x 8' 6" (5.79m x 2.59m)**

**BEDROOM THREE**

**11' 6" x 10' 2" (3.51m x 3.1m)**

**FAMILY BATHROOM**



## 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

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