



3 bedroom End Terraced House located in Colchester.

£350,000 - £375,000

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JOHN ALEXANDER
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Sergeant Street Colchester CO2 7GR



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FULL DESCRIPTION

THE HOME

**** GUIDE PRICE £350,000 - £375,000****

John Alexander are delighted to present this charming end-of-terrace house, ideally located in the sought-after city of Colchester and conveniently close to local amenities. This remarkable three-bedroom home features a generous living area, a contemporary kitchen, and a beautifully landscaped garden, making it the perfect setting for outdoor entertaining.

The ground floor greets you with an inviting entrance hall that beautifully establishes the home's character.

The modern kitchen is equipped with sleek, contemporary fittings and ample storage, making it a dream space for culinary enthusiasts. It seamlessly flows into a spacious dining area, perfect for entertaining. Further enhancing practicality, there is a well-placed storage cupboard and a convenient WC. The expansive lounge serves as an ideal retreat for both relaxation and dining, featuring French doors that open out to the serene rear garden.

Ascending to the first floor, the landing grants access to all the rooms on this level. The generously sized double bedroom exudes comfort and is complemented by a stylish ensuite. Another double bedroom offers ample space, while an additional single bedroom is perfectly suited for a child's room or home office. The family bathroom is thoughtfully designed with modern fixtures, and an extra storage cupboard ensures you have all the space you need for belongings.

THE OUTSIDE

The exterior of the property showcases an enclosed, low-maintenance rear garden, complete with a charming patio and a verdant lawn, making it an ideal space for outdoor entertaining. Conveniently, there is allocated parking situated at the rear, with extra visitor parking easily accessible on the street.

Blending charming character with contemporary features, this property perfectly embodies the ideal harmony of comfort and convenience for today's lifestyle.

THE LOCATION

Located just a stone's throw away from Colchester's city centre, this property enjoys excellent proximity to a variety of both state and private primary and secondary schools. It's also within walking distance of local shops and amenities, as well as Colchester Train Station, which offers direct mainline services to London Liverpool Street.

ENTRANCE HALL

Entrance door, with stairs ascending to the first-floor landing and doors extending off the landing.

LOUNGE

16' 7" x 10' 9" (5.05m x 3.28m)

French doors leading to the rear and a double-glazed window at the front.

CLOAKROOM

6' 5" x 3' 6" (1.96m x 1.07m)

Wall-mounted WC, sink, and radiator.

KITCHEN/DINER

16' 7" x 12' 0" (5.05m x 3.66m)

Bi-folding doors on the side, double-glazed windows at the front and side, rear door, wall and base units, sink and drainer with a mixer tap, oven and hob with an extractor fan, worktops, space for appliances, integrated dishwasher, and a radiator.



FIRST FLOOR LANDING

leading to

MASTER BEDROOM

13' 3" x 10' 4" (4.04m x 3.15m)

Double-glazed window at the front, radiator, and door leading to:

EN-SUITE

10' 5" x 3' 0" (3.18m x 0.91m)

Double-glazed window at the rear, wall-mounted WC, washbasin, shower cubicle, and partially tiled walls.

BEDROOM TWO

10' 3" x 9' 9" (3.12m x 2.97m)

Front-facing double-glazed window and radiator.

BEDROOM THREE

11' 5" x 6' 8" (3.48m x 2.03m)

Front-facing double-glazed window and radiator.

FAMILY BATHROOM

8' 4" x 6' 5" (2.54m x 1.96m)

Front-facing double-glazed window, wall-mounted WC, washbasin, bath with overhead shower, and partially tiled walls.



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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