



4 bedroom Semi-Detached House located in Colchester.

Guide Price
£300,000 - £335,000

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Valentinus Crescent Colchester CO2 7QG



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FULL DESCRIPTION

THE HOME

****GUIDE PRICE £300,000 TO £335,000****

John Alexander is very proud to present this beautiful three-story, four-bedroom residence situated in the sought-after neighbourhood of Valentinus Crescent. The property features three levels of living space, seamlessly combining elegance, comfort, and practicality

As you enter this spacious townhouse, you are welcomed by a generous hallway that creates a warm and inviting ambiance. The open living area is perfect for hosting gatherings or enjoying family meals in the adjoining dining space. The layout promotes interaction while also providing areas for quiet relaxation. Thoughtful design elements offer smart storage solutions, effectively utilizing every inch of the home. This townhouse features four spacious bedrooms, each filled with natural light and offering room for personalisation. Each bedroom provides a sense of privacy while maintaining a connection to the rest of the home.

Additionally, the property includes two en-suite bathrooms, which add both convenience and a touch of luxury. The modern finishes and well-chosen fixtures enhance these areas, ensuring they are both stylish and practical.

Beyond the living spaces, the property includes a garage and a carport, making it easier to accommodate vehicles or recreational equipment. This is especially valuable in residential neighbourhoods where parking can often be a challenge.

ENTRANCE HALL

GROUND FLOOR BEDROOM
13' 4" x 9' 4" (4.08m x 2.87m)

EN-SUITE SHOWER ROOM

UTILITY ROOM
9' 3" x 4' 7" (2.82m x 1.42m)

FIRST FLOOR LANDING

LOUNGE
17' 5" x 4' 7" (5.33m x 1.42m)

KITCHEN/DINER
17' 5" x 8' 10" (5.32m x 2.71m)

TOP FOOR LANDING

BEDROOM TWO
10' 9" x 9' 10" (3.29m x 3.02m)

EN-SUITE

BEDROOM THREE
9' 7" x 9' 2" (2.94m x 2.80m)

BEDROOM FOUR
9' 2" x 7' 7" (2.80m x 2.32m)



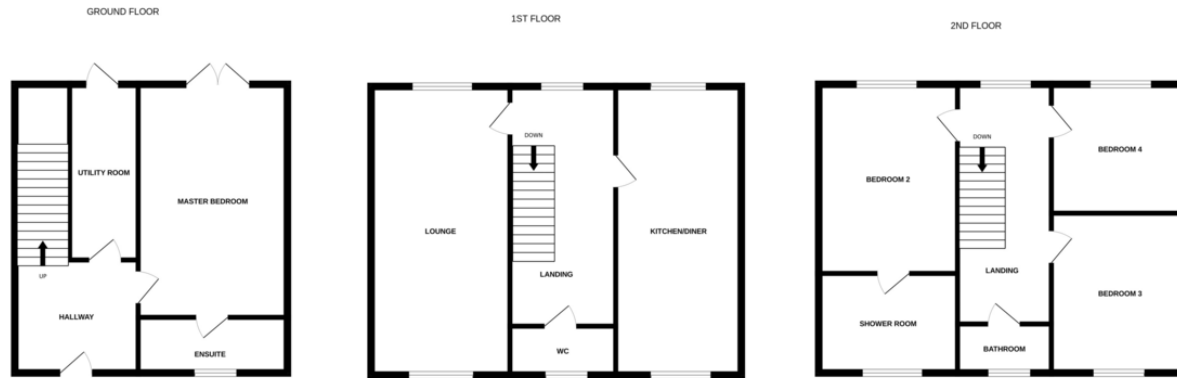
LOCATION

Residents of Valentinus Crescent benefit from convenient access to a range of local schools, parks, and recreational facilities, making it a perfect home for families. The property is located just a short drive from Colchester City centre, where you can explore an array of shops, restaurants, and cultural attractions, including the historic Colchester Castle and beautiful parks like Castle Park.

Commuting is hassle-free with excellent transport links nearby, including regular bus services and quick access to the A12, which connects to major road networks. Colchester's main train station is also within easy reach, providing direct services to London and other major cities, making it an ideal location for professionals.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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JOHN ALEXANDER
ESTATE AGENTS