



4 bedroom Semi-Detached House located in Colchester.

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Culture Close Colchester CO4 6DX

FULL DESCRIPTION

THE HOME

GUIDE PRICE 400,000 TO £435,000

Nestled in a tranquil residential street, this exceptional four-bedroom semi-detached family home boasts a prime location in North Colchester. Offering spacious townhouse living across three well-appointed floors, this residence harmoniously blends modern comforts with family needs, exemplifying contemporary living at its finest.

The ground floor welcomes you with an inviting entrance hall, conveniently equipped with a downstairs cloakroom. The well-designed kitchen-diner offers abundant storage and space for appliances, complemented by stylish tiled splashbacks. To the rear, a bright and spacious reception room awaits, adorned with south-facing patio doors that bathe the room in natural sunlight.

On the first floor, bedrooms two, three, and four are generously proportioned and serviced by a family bathroom suite. Ascend to the second floor, where the luxurious master bedroom is situated, complete with an en-suite shower room for added privacy and convenience.

Step outside to discover a beautifully maintained, generously sized garden, featuring an expansive patio perfect for al fresco dining and relaxation. The central lawn area is bordered by mature hedges and panel fencing, creating a peaceful haven. Secure gated side access leads to a private driveway, offering off-road parking under a tandem-style covered carport, accommodating two vehicles.

Dimensions

Ground Floor

Kitchen/Dining room

18'2" x 9'3" (5.51m x 2.83m)

Living room

12'11" x 12'3" (3.93m x 3.73m)

Utility

Cloak room

Hallway

First Floor

Bedroom four

9'6" x 8'3" (2.90m x 2.52m)

Bedroom three

9'6" x 9'6" (2.90m x 2.90m)

Family bathroom

Bedroom two

12'11" x 10'8" (3.93m x 3.24m)

En-suite

Second Floor

Bedroom one

13'10" x 11'4" (3.99 x 3.46m)

En-suite

THE LOCATION

Situated in the vibrant neighbourhood of Colchester Culture Close offers an exceptional blend of urban convenience and serene residential living. Ideal for commuters, the property enjoys excellent public transport links to Colchester's North Station, providing access to London Liverpool Street in under an hour. The A12 is also conveniently accessible, connecting you to the Ipswich/London corridor.



4



3



1



D



EPC

B



1,2
car

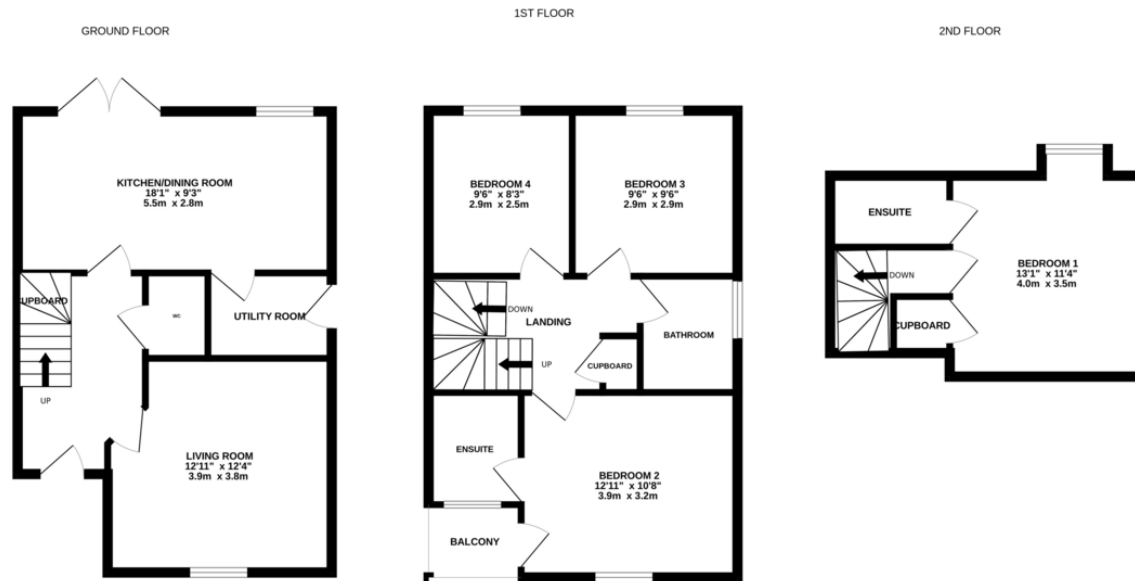


Families will appreciate the variety of highly regarded primary and secondary schools in the vicinity, including the nearby Gilbert Secondary School, which has recently been awarded an 'Outstanding' rating by Ofsted (please note all mentioned schools are subject to application).

Furthermore, the home is just a stone's throw from Colchester's highly anticipated Northern Gateway, featuring a diverse selection of restaurants, leisure facilities, and a premium health club.



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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