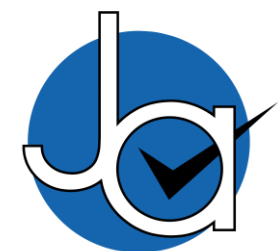




**3 bedroom
Semi-Detached
House located
in Colchester.**

Guide Price
£270,000 - £300,000

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JOHN ALEXANDER
ESTATE AGENTS

Whitehall Close Colchester CO2 8AW



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FULL DESCRIPTION THE HOME

Guide Price ***£270,000 to £300,000***

John Alexander is very proud to present this attractive three-bedroom semi-detached home is nestled in a quiet cul-de-sac. This property has been meticulously maintained to a high standard by the current owners and provides excellent living accommodation spread across two well-appointed floors.

Access is gained through a double-glazed entrance door that opens into a practical entrance porch, which in turn leads to a well-equipped kitchen and utility room.

The kitchen boasts an elegant range of units complemented by granite work surfaces, and is fitted with a selection of high-end integrated appliances, including twin NEFF double ovens, a microwave, a dishwasher, a full-height fridge, a separate freezer, a wine cooler, and a five-ring gas hob with an extractor fan above.

A utility cupboard is conveniently located for washing machine plumbing, and the space features an inset sink with double-glazed windows at both the front and rear, stylish Karndean flooring, and a cupboard housing the wall-mounted gas boiler.

From the utility area, a door grants access to a ground-floor shower room, which is equipped with a shower cubicle, W.C., wash hand basin, a chrome heated towel rail, a double-glazed rear window, and Karndean flooring.

To the right of the property, a well-sized lounge welcomes you with a double-glazed window overlooking the front, a useful under-stairs storage cupboard, and a

charming Victorian cast-iron fireplace with tiled insets and an open hearth. Double doors lead gracefully to a delightful garden room or dining room, featuring a vaulted ceiling, continued Karndean flooring, and double-glazed French doors that open out to the garden and patio terrace.

On the first floor, a landing offers access to a loft space and leads to three generously sized bedrooms and the family bathroom. Bedroom one is positioned at the front of the property, while Bedroom two, located at the rear, is complete with built-in mirrored wardrobes. Bedroom three also faces the rear and features additional built-in mirrored wardrobes. The family bathroom exhibits a chic design, equipped with a thoughtfully shaped bath featuring waterfall mixer taps, a vanity sink set in a polished stone plinth also with waterfall taps, a W.C., vanity cupboards, an airing cupboard, and a double-glazed window to the front.

Room Dimensions:

- Entrance Porch
- Lounge: 22' 8" x 11' 11" (narrowing to 8' 11") (6.91m x 3.63m)
- Kitchen/Utility Room: 18' 8" (narrowing to 11' 5") x 10' 0" (5.69m x 3.05m)
- Shower Room
- Garden Room/Dining Room: 10' 3" x 10' 3" (3.12m x 3.12m)
- Bedroom One: 11' 11" x 9' 6" (3.63m x 2.9m)
- Bedroom Two: 12' 9" x 8' 11" (3.89m x 2.72m)
- Bedroom Three: 9' 7" x 6' 7" (2.92m x 2.01m)
- Bathroom: 11' 6" x 6' 7" (3.51m x 2.01m)

This beautifully presented home combines modern conveniences with elegant living spaces, ideal for families or anyone seeking both comfort and style.



THE OUTSIDE AND GARDEN

The property boasts a beautifully maintained enclosed garden featuring a slate patio area directly adjacent to the rear of the home, equipped with an outside tap. This charming patio serves as an ideal space for entertaining, seamlessly leading to a spacious garden that is primarily laid to lawn. The garden also offers convenient gated side access, an external power point, and an electric car charging point.

An external office provides an excellent workspace for those who work from home, measuring 8' 4" x 6' 0" and complete with insulation, power, and lighting. Additionally, a door grants access to the garage/store, which measures 10' 6" x 8' 6" and features an up-and-over door for easy entry.

The front of the property is enclosed by fencing, providing privacy and security, while also featuring gated access and landscaped slate pathways. Off-road parking is available to the side, enhancing the convenience of this inviting outdoor space.

THE LOCATION

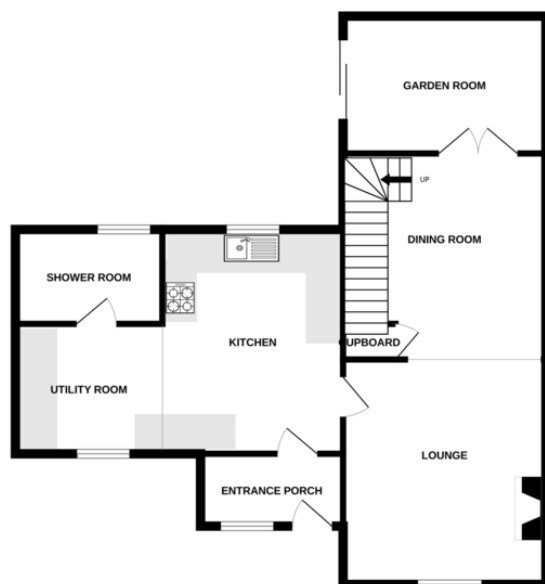
This location benefits from its proximity to a range of local amenities, including shops, cafes, and restaurants, ensuring that daily necessities are easily accessible. Families will appreciate the nearby schools, which offer quality education options for children of all ages. The property is well-connected to public transport links, making it easy to navigate the surrounding areas and the vibrant city centre of Colchester and the University of Essex is also within close proximity.

EPC TO FOLLOW

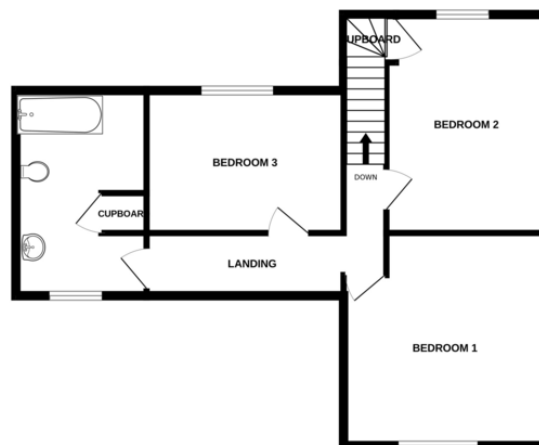


FLOORPLAN

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

CONTACT

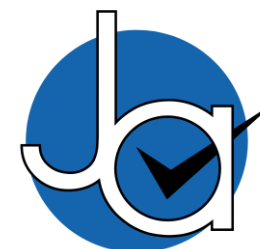
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