



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

**Guide Price  
£350,000 - £375,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Eaton Mews

## Colchester

### CO2 8AS

#### FULL DESCRIPTION

##### OVERVIEW

**\*\* GUIDE PRICE OF £350,000 to £375,000 \*\***

Welcome to a beautifully presented modern family home situated in a highly sought-after residential area. This property offers an ideal balance of style, comfort, and practicality, making it perfect for families, professionals, or investors alike.

This spacious and well-designed home boasts an approximate total area of 89.67 square meters (965.2 square feet). Its carefully thought-out layout is spread across two floors, providing ample living and sleeping accommodation.

##### THE PROPERTY

The ground floor offers a spacious and well-designed living space, perfect for modern family living or entertaining guests. Upon entering, you'll find a bright and airy lounge with large windows that allow natural light to flood the room. The kitchen is fully equipped with contemporary appliances and ample storage, making it ideal for cooking and dining. A convenient guest WC is also located on this level, adding to the practicality of the home. Additionally, the ground floor features a utility room, providing extra space for laundry and household chores, further enhancing the convenience and functionality of the home. The layout flows seamlessly, offering a sense of open space and comfort, with stylish finishes throughout.

The first floor is home to four generously sized bedrooms, offering ample space for family living. The master bedroom has its own en suite bathroom and the remaining three bedrooms are well-proportioned and provide flexible options for use as children's rooms, guest bedrooms, or home offices. These rooms all have

access to a family bathroom. The layout ensures comfort and convenience, making this floor an ideal setting for family living.

##### DIMENSIONS

LIVING ROOM, - (4.03m x 4.97m) 13'2" x 16'3"  
DINING ROOM - (2.72m x 2.95m) 8'11" x 9'8"  
KITCHEN - (2.90m x 2.95m) 9'6" x 9'8"  
UTILITY ROOM - (1.73m x 1.88m) 5'7" x 6'2"  
WC - (1.75m x 1.03m) 5'9" x 3'4"  
HALLWAY - (1.38m x 1.66m) 4'6" x 5'5"  
BEDROOM ONE - (3.99m x 3.00m) 13'0" x 9'10"  
ENSUITE - (2.32m x 1.40m) 7'7" x 4'7"  
BEDROOM TWO - (2.16m x 2.22m) 7'0" x 7'3"  
BEDROOM THREE - (2.40m x 2.76m) 7'10" x 9'0"  
BEDROOM FOUR - (2.89m x 2.78m) 9'5" x 9'1"  
FAMILY BATHROOM - (2.00m x 1.73m) 6'6" x 5'8"  
LANDING - (3.05m x 1.03m) 10'0" x 3'4"

##### OUTSIDE

The rear garden features a well-kept lawn, bordered by mature shrubs and plants, there is also a patio area, ideal for alfresco dining or enjoying a morning coffee. The front of the property benefits from off-street parking and a small garden area that adds to the property's curb appeal. The garden is a delightful extension of the home, offering a low-maintenance yet charming outdoor environment for family enjoyment.

##### LOCATION

The property is ideally located in the heart of Colchester, offering a perfect blend of peaceful residential living and easy access to local amenities. The property is just a short distance from Colchester's historic town center, where you'll find a variety of shops, restaurants, and cultural attractions. Excellent transport links are nearby, with Colchester train station providing direct access to



4



2



2



D



EPC

B







London, and good road connections to the A12. The area is also well-served by schools, parks, and recreational facilities, making it an excellent choice for families and professionals alike.



## FLOORPLAN

GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



## DIRECTIONS

### CONTACT

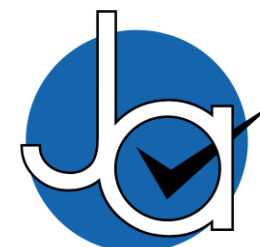
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