



**4 bedroom
Link Detached
located in
Aldham.**

**Guide Price
£375,000 - £400,000**

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JOHN ALEXANDER
ESTATE AGENTS

Sunnyside Green Lane Aldham Colchester CO6 3RE



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FULL DESCRIPTION

THE HOME

*** GUIDE PRICE OF £375,000 - £400,000 ***

John Alexander is delighted to introduce this spacious and charming four-bedroom detached family home, nestled in the highly desirable village of Aldham. This beautiful property boasts three modern bathrooms, a generously sized garden, a convenient garage, and a driveway, providing ample parking space. Located just a short drive from the A12, the Tollgate Centre, and an array of local shops, this home combines the tranquillity of village life with the convenience of nearby amenities. Upon entering, you are welcomed by a bright and airy hallway that seamlessly connects to the downstairs wet room, the fully equipped kitchen, the expansive lounge/diner, and the inviting conservatory.

The thoughtful layout of the home is complemented by its excellent condition, offering a warm and comfortable atmosphere. The lounge features a delightful log burner, perfect for cozying up during cooler months.

The upstairs area continues to impress, with four well-proportioned bedrooms. The master suite includes an elegant en-suite bathroom, providing a private retreat. Additionally, a family bathroom caters to the other bedrooms, ensuring ample facilities for the entire household.

Outside, the property showcases a sizeable back garden, ideal for outdoor activities, gardening, or leisurely relaxation. The driveway offers plenty of parking space for multiple vehicles, and the garage provides extra storage or workspace options.

Overall, this exceptional home offers a harmonious blend of comfort, style, and practicality, making it a perfect choice for modern family living.

THE LOCATION

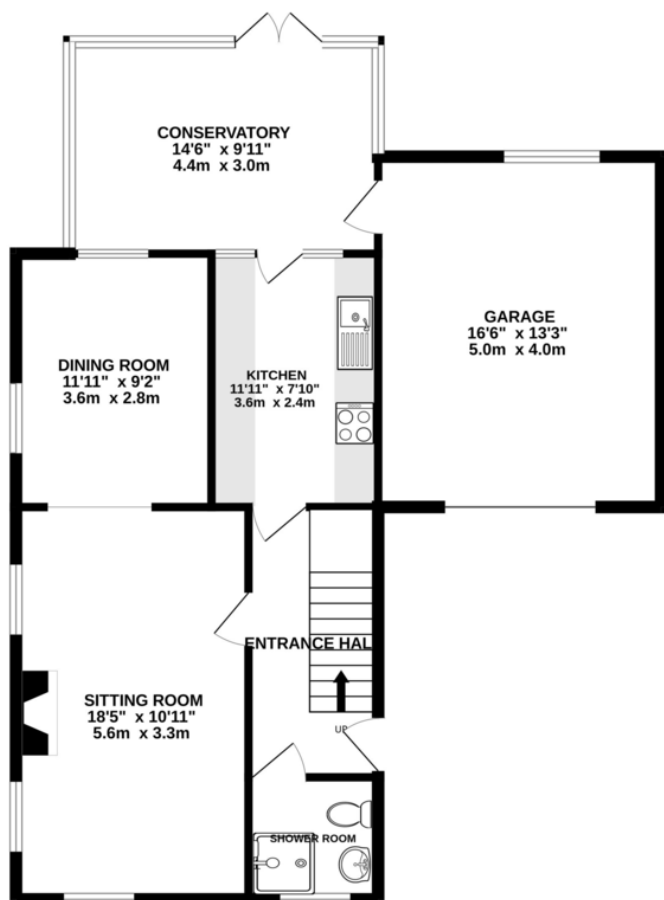
Aldham, a quaint village nestled in the Colchester district of Essex, offers a perfect blend of rural charm and modern convenience. Surrounded by picturesque countryside, this sought-after location is characterised by its serene landscapes, charming homes, and a strong sense of community. Residents and visitors alike appreciate the peaceful atmosphere, making it an ideal setting for families and those seeking a slower pace of life. Despite its tranquil vibe, Aldham is conveniently located just a few miles from the bustling town of Colchester, providing easy access to a wide array of amenities, including shopping centres, restaurants, and cultural attractions. The nearby A12 offers excellent connectivity to London and the coastal areas of Essex, making it a strategic base for commuters.

The village itself boasts historic architecture, including a beautiful church, and offers scenic walking trails that highlight the natural beauty of the surrounding countryside. Aldham provides an idyllic village lifestyle with the benefits of close proximity to urban centres, making it a highly attractive place to call home.

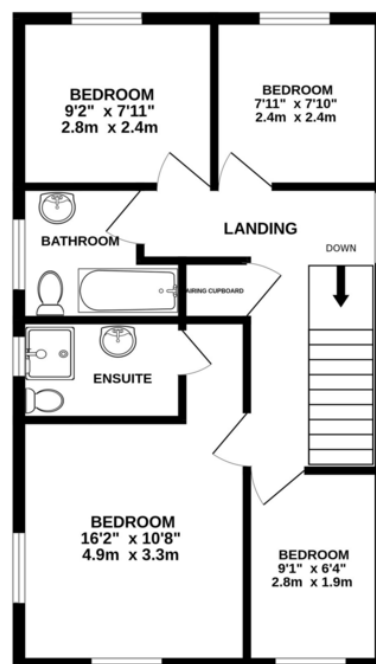


FLOORPLAN

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

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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