



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

**£280,000
(Offers In Excess Of)**

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Trowel Place Colchester CO2 9FZ



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OVERVIEW

Nestled within the highly sought-after 'Quarters' Development, this beautiful two-bedroom semi-detached home offers the perfect blend of modern elegance and homely charm. Situated in a tranquil close, residents enjoy easy access to local shops, the serene expanse of Friday Woods, and seamless connectivity to Colchester's city centre and beyond. Do not miss out on this opportunity to purchase your new home and book a viewing today!

THE FRONT

The front of the property at showcases a charming semi-detached, red-brick house that exudes a welcoming appeal. A well-maintained hedge borders the front, adding a touch of greenery and privacy. The driveway, paved for convenience, offers ample off-road parking and leads to a secure garage with an electric roller door, ensuring both functionality and ease of access.

STEP INSIDE

This stylishly presented, two-bedroom semi-detached property has a modern yet homely feel throughout. With deceptively spacious living accommodation. Internally, this home has a modern fitted kitchen, living room with tasteful décor, conservatory and a ground floor cloakroom.

On the first floor you will find a principal bedroom which is of ample size with fitted wardrobes and the second is also double in size. There is also a bathroom on this floor complete with wash basin, WC and panel bath with mixer thermostat shower over.

DIMENSIONS

Kitchen 3'9" x 13'7" (1.2m x 4.2m)

Lounge 12'3" x 9'5" (3.75m x 2.9m)

Cloakroom

Conservatory 10'3" x 8'5" (3.15m x 2.6m)

Principle Bedroom 12'3" x 7'5" (3.75m x 2.3m)

Second Bedroom 12'4" x 8'2" (3.8m x 2.5m)

Family Bathroom

STEP OUTSIDE

Outside this home, a well maintained rear garden mainly laid to lawn, with patio and timber shed to remain. There is a personal door into the wider than normal garage with power, lighting and remote-controlled electric roller door.

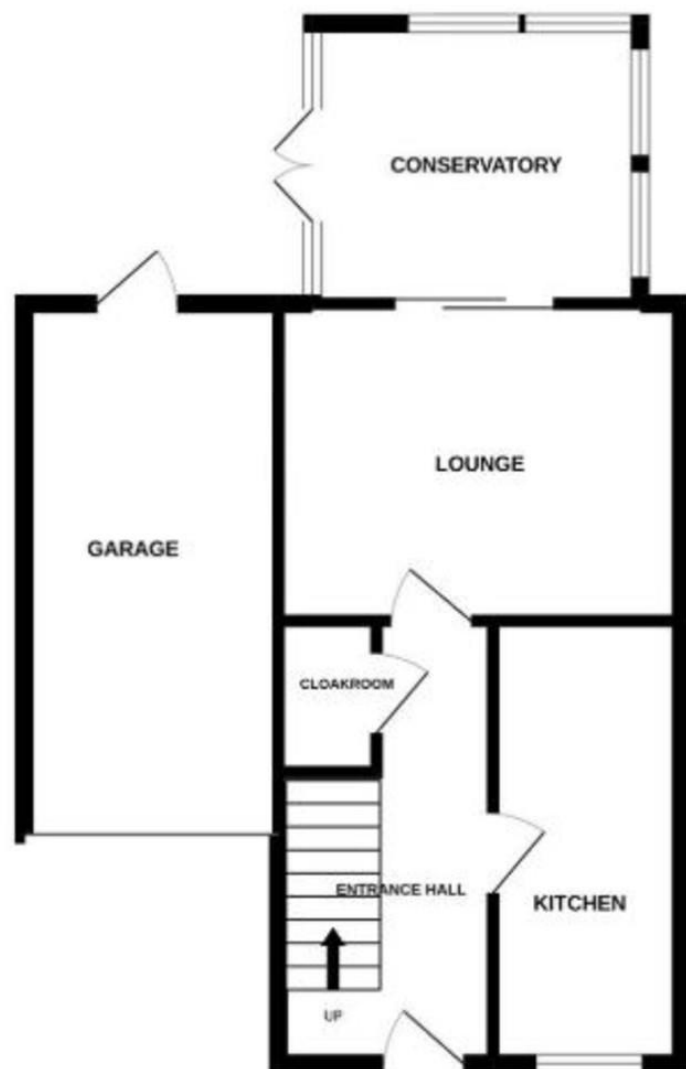
THE LOCATION

Trowel Place is ideally situated in the sought-after area of Colchester; the location offers a harmonious blend of convenience and tranquillity. Residents enjoy easy access to local amenities, including shops and a charming coffee house, while the picturesque Friday Woods is just a short walk away, perfect for leisurely strolls and outdoor activities.

The property's proximity to a regular bus service provides excellent connectivity to Colchester's bustling town centre, making commuting and exploring the vibrant community hassle-free. Positioned to the south of Colchester, this locale is both desirable and practical for families and professionals alike.



FLOORPLAN



CONTACT

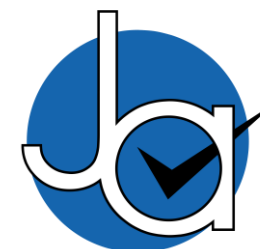
99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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