



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

Guide Price
£500,000 - £575,000

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JOHN ALEXANDER
ESTATE AGENTS

Straight Road Colchester Essex CO3 9DE CO3 9DE



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FULL DESCRIPTION

THE HOME

Welcome to this delightful and expansive four-bedroom extended detached property, ideally situated on Straight Road to the west of Colchester. This home enjoys a prime location, providing easy access to top-rated schools, the convenient A12 roadway, and the Colchester mainline train station, which offers quick and seamless connections to London. Combining both comfort and convenience, this residence caters to the needs of modern living.

As you step through the entrance porch, you're greeted by a welcoming hallway. To your left lies a dining room/bedroom four, complete with an open fireplace, making it perfect for intimate dinners and gatherings. Beyond this space, the lounge invites you to unwind with its warm ambiance, enhanced by a multi-fuel burner and double doors that lead to a bright garden room or study, offering tranquil views of the rear garden.

The well-appointed kitchen, alongside a utility room, offers ample space for both culinary pursuits and daily household tasks. Additionally, a convenient downstairs WC adds to the functional layout.

On the first floor, you will find the generously sized principal bedroom, which includes an en-suite shower room and a Juliette balcony that overlooks the mature rear garden, creating a serene retreat. Two additional bedrooms-one spacious and one cozy-along with a beautifully designed family bathroom, complete the upstairs accommodations.

Externally, this property features off-road parking on a private driveway at the front, ensuring ease of access for both residents and guests. The expansive and unoverlooked rear garden, predominantly laid to lawn, offers a wonderful space for outdoor relaxation and recreation. With gate access to the rear, a hard-standing area provides additional parking options suitable for motorhomes or campervans. Finally, a garage offers secure storage for vehicles or other belongings, and there is also side entrance access to the garden.

ADDITIONAL INFORMATION

Multi-fuel log burner in Living Room

South facing garden

Windows and doors to rear renewed in 2021/2022

New electrics to garage/garden shed in 2023

Close to North Station and major road network

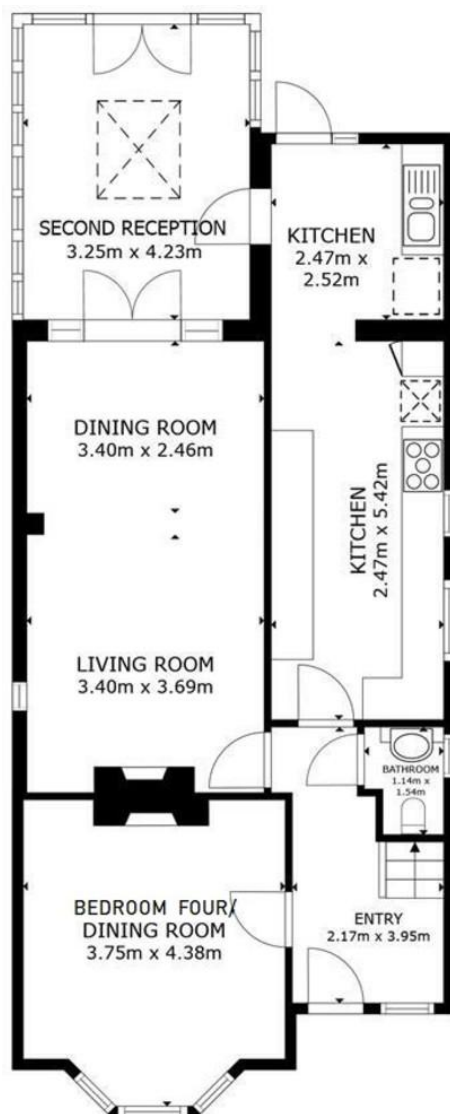
Within close proximity to key school catchment areas.

THE LOCATION

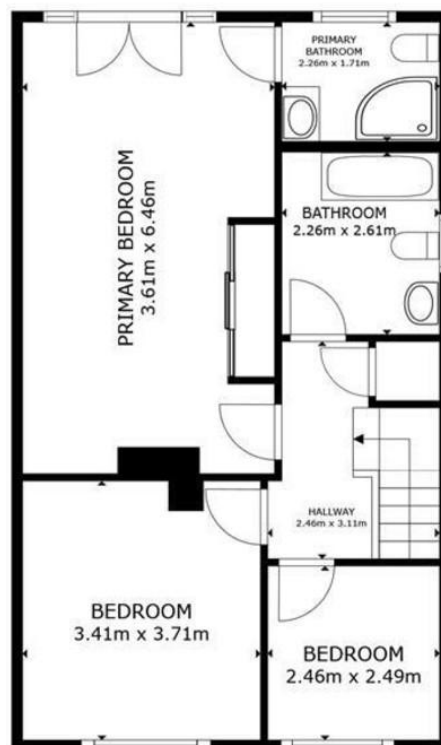
Residents enjoy easy access to local shops, schools, and parks, making it a desirable location for families and professionals. Well-connected transport links, including the A12 motorway and public transportation options, ensure ease of commuting. The neighbourhood offers a peaceful residential setting with a mix of historical charm and modern convenience.



FLOORPLAN



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 83.3 m² FLOOR 2 61.3 m²
TOTAL : 144.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DIRECTIONS

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