



4 bedroom Detached House located in Highwoods.

Guide Price
£475,000 - £500,000

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JOHN ALEXANDER
ESTATE AGENTS

Gratian Close Highwoods Colchester CO4 9EZ

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £475,000 TO £500,000

John Alexander is pleased to present a spacious detached family property perfectly situated in a popular and peaceful neighbourhood of Highwoods. The property offers four bedrooms, two bathrooms a downstairs Cloakroom, separate Dining Room, Kitchen with Utility Room and a generous Living Room. In addition, the residence has a large garage, ample parking and a south facing garden.

STEP INSIDE

Upon entering, you are welcomed by a bright and airy hallway that sets the tone for the rest of the property. The home boasts a large living room, ideal for relaxing or entertaining guests, with ample space for a full suite of furnishings.

A separate dining room provides the perfect setting for formal meals or family gatherings, while the kitchen and diner offers a practical and stylish space for everyday use, complete with modern fittings and room for a breakfast table. A convenient downstairs WC adds to the practicality of the ground floor layout.

Upstairs, the property features four well-proportioned bedrooms, two of which benefit from their own ensuite bathrooms, offering added privacy and comfort. A contemporary family bathroom serves the remaining bedrooms and completes the upper floor.

DIMENSIONS

Hallway - 6.82 x 5.25m (6'8" x 5'25")
Living Room - 3.22 x 6.19m (10'6" x 20'3")
Dining Room - 3.47 x 2.89m (11'4" x 9'5")
Kitchen - 3.47 x 3.13m (11'4" x 10'3")
Utility Room 1.73 x 2.05m (5'7" x 6'7")
Downstairs Cloakroom 1.10m x 2.38 (3'6" x 6'7")

Master Bedroom 2.64 x 4.08m (8'7" x 13'4")
En-suite 1.52 x 1.85m (4'10" x 6'1")
Bedroom Two 4.69x 3.02 x (15'4" x 9'9")
Bedroom Three 2.46 x 2.14m (8'1" x 7'1")

STEP OUTSIDE

The property features a tidy front garden, presenting a neatly maintained lawn The area is complemented by a paved pathway leading to the house entrance, ensuring a welcoming approach.

Adjacent to the house, there's a spacious driveway offering ample parking, and it leads to a detached garage. The garage provides additional storage or parking space.

The south-facing rear garden is primarily laid to lawn, providing a lush, green space perfect for various outdoor activities and family gatherings.

Surrounding the lawn are scrub borders, which add texture and colour to the garden. Additionally, there is a patio area, ideal for outdoor seating or dining.



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THE LOCATION

Gratian Close is situated in a residential area of Highwoods which is known for its family-friendly vibe and offers a blend of modern conveniences and natural beauty.

This location provides easy access to Highwoods Country Park, a popular local attraction with expansive green spaces, walking trails, and picturesque views-ideal for outdoor activities and relaxation.

Residents benefit from proximity to local amenities, including schools, shopping centres, and healthcare facilities. The area is well-connected by public transport, making it convenient for commuting to Colchester City centre and beyond.





Gratian Close, Highwoods, Colchester, CO4 9EZ



FLOORPLAN



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

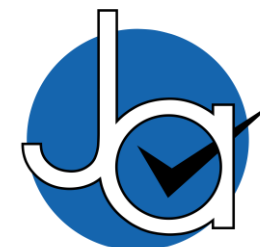
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