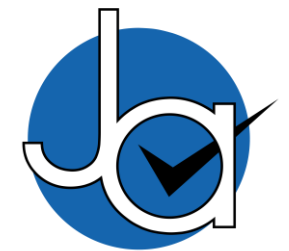




## 3 bedroom Detached House located in Colchester.

Guide Price  
£325,000 - £350,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Crosstree Walk Colchester CO2

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £325,000 TO £350,000\*\*\*

John alexander is proud to present to market a well-presented three-bedroom detached home situated in a sought-after Colchester location. The property offers a spacious lounge, bright conservatory, modern kitchen/dining room, and a versatile additional ground floor room that can be used as a bedroom or study, along with a cloakroom. Ideally positioned close to local amenities, schools, and transport links, this property is perfect for families and professionals alike.

### STEP INSIDE

The ground floor features a welcoming entrance hall that leads into a bright and generously sized kitchen/dining room

The large lounge complete with a feature fireplace and direct access to the conservatory, which provides an excellent space to enjoy views of the garden.

The kitchen/dining room is fitted with a range of units, making it ideal for both family living and entertaining. In addition, the ground floor benefits from a flexible extra room, currently used as a games room but equally suitable as a study or playroom, along with a useful cloakroom.

Upstairs, the property offers a well-proportioned master bedroom, and two further generous sized bedrooms. A modern family shower room completes the first-floor accommodation.

### ENTRANCE HALL

### LIVING ROOM

19' 5" x 10' 7" (5.92m x 3.23m)

### KITCHEN/DINING ROOM

19' 5" x 10' 7" (5.92m x 3.23m)

### CONSERVATORY

10' 11" x 9' 6" (3.33m x 2.92m)

### CLOAKROOM

### BEDROOM FOUR/RECEPTION ROOM

14' 2" x 9' 1" (4.33m x 2.77m)

### FIRST FLOOR LANDING

### BEDROOM ONE

11' 3" x 10' 9" (3.45m x 3.3m)

### BEDROOM TWO

10' 9" x 8' 11" (3.28m x 2.74m)

### BEDROOM THREE

8' 3" x 7' 6" (2.54m x 2.31m)

### SHOWER ROOM

### STEP OUTSIDE

The property enjoys a delightful rear garden, offering a wonderful balance of lawn and decked entertaining areas. A spacious timber deck provides the perfect spot for outdoor dining, seating, and summer gatherings, while the lawned section is ideal for children to play



3



1



2



D



EPC

D





or for creating planting borders. The garden also benefits from side access.

To the front a driveway provides off-road parking for multiple vehicles, complemented by a lawned front garden with scope for further landscaping.

### THE LOCATION

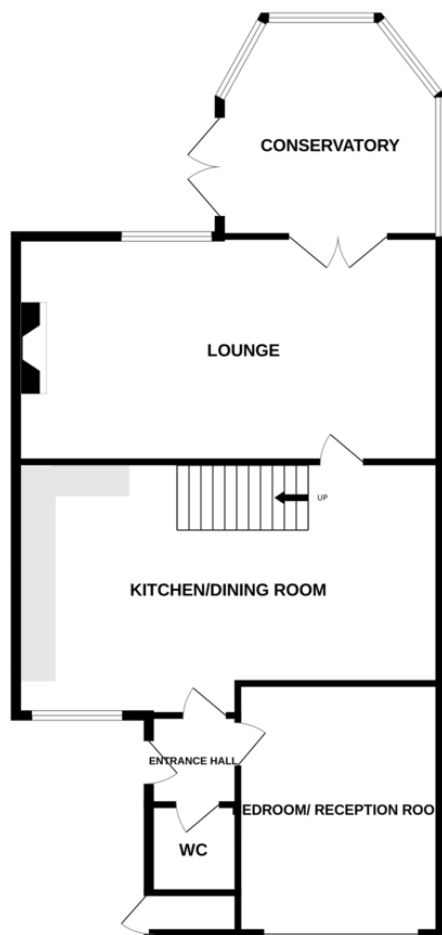
The property is ideally situated in a popular residential area to the south of Colchester, offering excellent access to a wide range of local amenities. Within easy reach are a variety of shops, supermarkets, and everyday services, along with well-regarded primary and secondary schools, making this an ideal location for families. Colchester city centre is just a short drive away.

For commuters, the property benefits from convenient transport links, with Colchester and Colchester Town railway stations offering direct services to London Liverpool Street. The A12 is also easily accessible, connecting to the wider road network. Additionally, the University of Essex and Colchester General Hospital are both within close proximity.

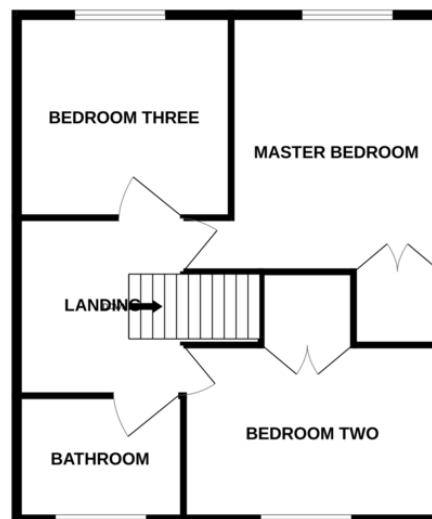


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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

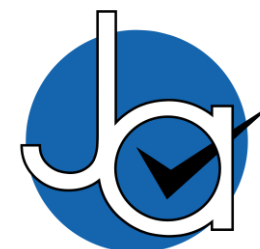
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