



**4 bedroom
Semi-
detached
house located
in Colchester.**

Guide Price
£350,000 - £375,000

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JOHN ALEXANDER
ESTATE AGENTS

Shelley Road Colchester CO3 4JH

FULL DESCRIPTION

OVERVIEW

**** GUIDE PRICE £350,000 - £375,000 ****

**** 3/4 Bedroom ****

John Alexander are delighted to present this spacious four-bedroom semi-detached home, located in the highly desirable Poets Corner area of Lexden. Arranged over three floors, the property offers flexible living space. With a large lounge/diner, and loft bedroom/study this is the ideal family home.

STEP INSIDE

The property is cleverly designed and arranged over three well-planned floors, offering flexible space for modern family living.

The ground floor opens with an inviting entrance hall that leads to a lounge/diner, centred around a charming red brick fireplace surround. A dedicated dining area provides a natural hub for family meals, whilst the kitchen offers ample worktop space and storage.

On the first floor, three well-proportioned bedrooms provide comfortable accommodation, supported by a family bathroom and a separate WC.

The loft has been converted to create an additional, spacious bedroom, enhanced by a Velux window that floods the space with natural light. This versatile room could also serve as a home office or studio.

DIMENSIONS

Hallway: 5' 8" x 10' 3"

Lounge/Diner: 13' 1" x 24' 10"

Kitchen: 8' 8" x 10' 5"

Bedroom Two: 14' 8" x 10' 6"

Bedroom One: 11' 6" x 14' 4"

Bedroom Three: 11' 4" x 10' 0"

Bedroom Four: 7' 5" x 6' 5"

Bathroom: 5' 4" x 5' 10"

STEP OUTSIDE

The rear garden is largely laid to lawn and designed for ease of maintenance, featuring a patio area, raised vegetable beds, and established borders with flowers, trees, and shrubs.

To the front, a driveway offers off-road parking, while a shared driveway provides access to a single garage for further parking or storage.

LOCATION

The property enjoys superb connectivity to the city centre and Tollgate Retail Park, both of which offer an extensive range of shops, restaurants, and everyday amenities. It's ideal for commuters, with easy access to the A12 for a straightforward London-bound route to the M25, and nearby railway stations providing regular services to London Liverpool Street.



4



1



2



C



EPC

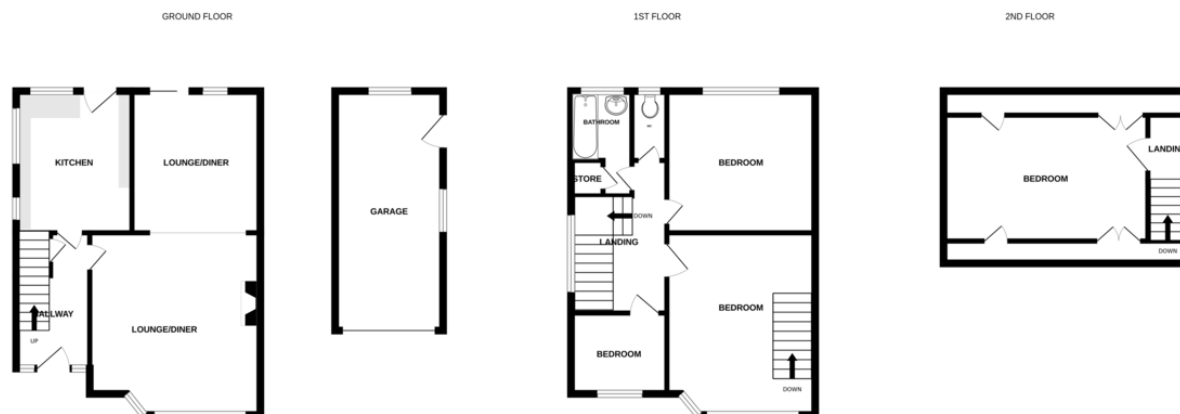
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Ideally positioned close to well-regarded primary and secondary schools, including Home Farm Primary School and The Stanway School. For those seeking grammar education, the prestigious Colchester Royal Grammar School is also within easy reach.



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

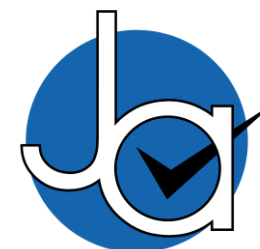
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