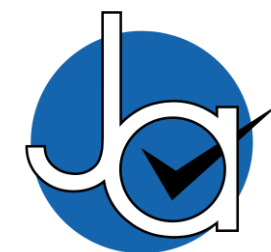




**3 bedroom
Detached
house located
in Colchester.**

**Guide Price
£300,000 - £335,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Berechurch Hall Road Colchester CO2 9PN



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OVERVIEW

** GUIDE PRICE £300,000 - £335,000 **

John Alexander are pleased to present this three-bedroom detached home, offering spacious accommodation close to local amenities, schools, and transport links. It features a bright open-plan lounge/diner, along with a convenient ground-floor cloakroom. The home benefits from three well-sized bedrooms and a modern family bathroom. Outside, enjoy a generous rear garden, as well as a detached garage and ample driveway parking.

STEP INSIDE

Entering the property, you are greeted by a hallway that provides access to the downstairs cloakroom and a spacious, light, and airy lounge, featuring double doors that open directly into the garden. The lounge leads into the dining room via an archway, which opens into a modern and thoughtfully designed kitchen with ample storage and worktop space.

Upstairs, you will find three generous bedrooms and a modern family bathroom. The master bedroom is fitted with large wardrobes, while bedroom three benefits from double doors that open onto a balcony.

DIMENSIONS

Cloakroom 4'7" x 3'1"
Lounge 15'7" x 13'2"
Dining Room 11' x 7'9"
Kitchen 11'6" x 7'6"
Bathroom 6'5" x 6'1"
Bedroom Two 11'3" x 9'
Master Bedroom 13' x 9'
Bedroom Three 9'7" x 6'5"

STEP OUTSIDE

The property features a spacious rear garden with large patio, perfect for outdoor relaxation and entertaining during the warmer months.

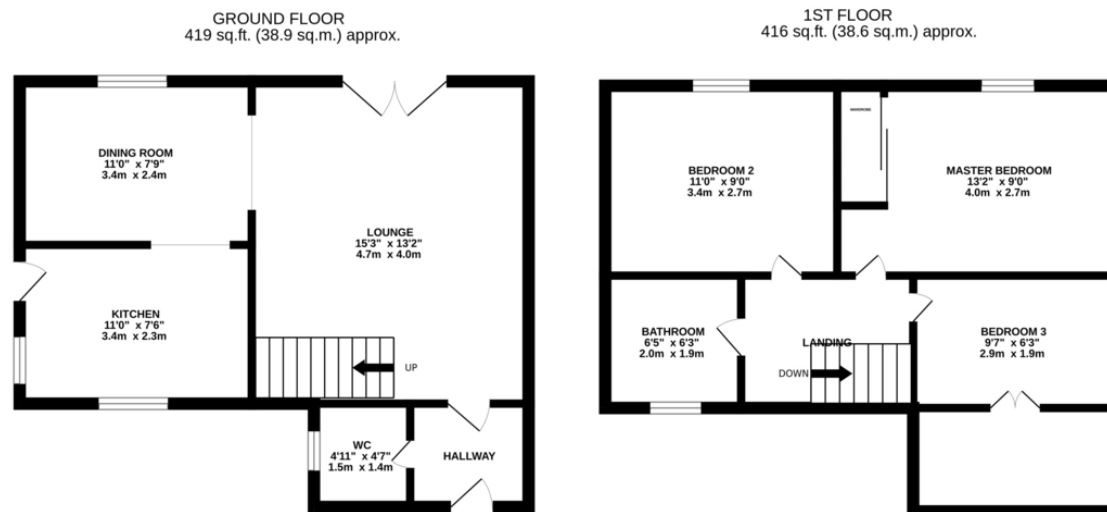
Additionally, a detached garage and driveway provide plenty of off-road parking.

LOCATION

Berechurch Hall Road offers the perfect blend of suburban living and urban convenience. This beautifully presented home is ideally situated within walking distance of well-regarded schools, including St Michael's Primary and Paxman Academy. With easy access to local shops, parks, and healthcare facilities, and excellent transport links-such as nearby bus routes and Colchester Town station-providing swift connections to the town centre and London, the property combines spacious living, modern amenities, and a welcoming community atmosphere.



FLOORPLAN



TOTAL FLOOR AREA : 835 sq.ft. (77.5 sq.m.) approx.

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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