



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

Guide Price
£475,000 - £500,000

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JOHN ALEXANDER
ESTATE AGENTS

Gladwin Road Colchester CO2 7HS

FULL DESCRIPTION

OVERVIEW

** Guide Price: £475,000 to £500,000 **

John Alexander are delighted to present this remarkable four-bedroom detached family home that exemplifies modern living in one of Colchester's most sought-after areas. The property benefits from a spacious open-plan layout, two bathrooms, four well-proportioned bedrooms, a garage, and off-street parking.

STEP INSIDE

Step inside to a bright, generously sized, open-plan ground floor with underfloor heating throughout, perfect for both entertaining and everyday family life. The kitchen, dining and living zones connect seamlessly to create a warm, light-filled space, with bi-fold doors opening onto the patio for an effortless indoor/outdoor feel.

A downstairs cloakroom and storage complete the ground floor.

Upstairs, you will find four well-proportioned bedrooms and two bathrooms. Each room is finished to a high standard, offering versatility for growing families or those working from home.

STEP OUTSIDE

At the rear of the property, there is a private, secure garden with mature plants and fruit bearing fig, apple and pear trees.

To the front, there is ample off-road parking and access to the garage.

LOCATION

Gladwin Road is located conveniently close to local amenities, including Sainsburys close by on Layer Road, with larger supermarkets and retail options at Tollgate and in Colchester city centre.

The property is close to Abbey Field and Shrub End Playing Field, with Castle Park a short trip away.

The area is well served by buses into the city centre and to the University of Essex, whilst Colchester Town and Hythe stations provide services to Colchester mainline station and beyond.

There is a good choice of well-regarded primary schools nearby, such as Hamilton and Prettygate, with secondary options including St Benedict's Catholic College, Colchester Royal Grammar School, Colchester County High School for Girls, St Mary's Independent Girls School and Colchester High School, The Thomas Lord Audley School and Colchester Sixth Form College.

DIMENSIONS

Kitchen / Dining Room / Living Room: 23' 8" x 21' 4"

Bedroom One: 13' 2" x 11' 1"

Bedroom Two: 10' 10" x 11' 0"

Bedroom Three: 11' 2" x 8' 5"

Study/Bedroom Four: 8' 7" x 9' 1"

Bathroom One: 5' 3" x 7' 1"

Bathroom Two: 6' 11" x 6' 6"

Garage: 25' 1" x 7' 0"



4



2



1



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EPC

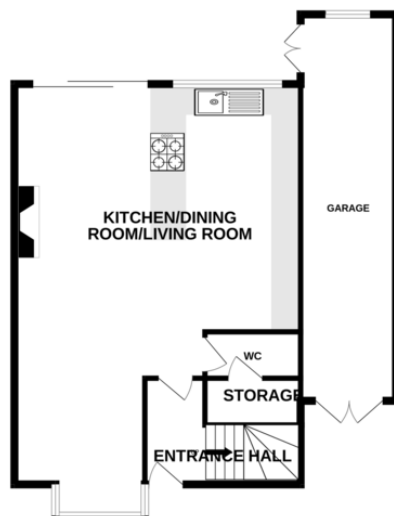
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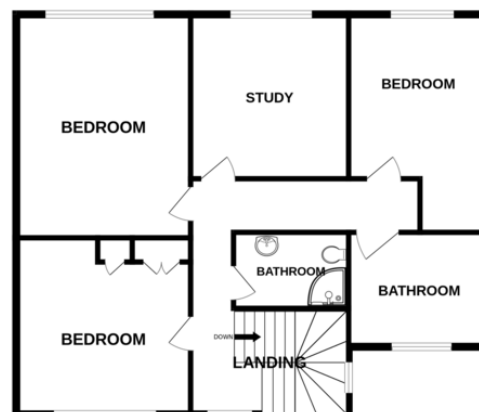


FLOORPLAN

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

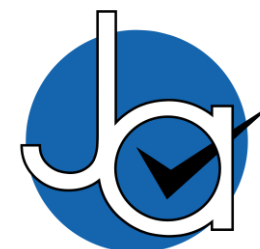
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