



4 bedroom Detached House located in Colchester.

Guide Price
£350,000 - £375,000

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JOHN ALEXANDER
ESTATE AGENTS

Dorchester End Colchester CO2 8AR

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE OF £350,000 to £375,000

Introducing an immaculately presented family residence with no onward chain located in a desirable neighbourhood. This property harmoniously combines elegance, comfort, and functionality, making it an excellent choice for families, professionals, or investors.

THE HOME

The ground floor features a spacious and thoughtfully designed living area, ideal for contemporary family life and entertaining guests. As you enter, you'll be greeted by a bright and airy lounge, illuminated by large windows that invite natural light to fill the space. The kitchen is fully equipped with modern appliances and offers plenty of storage, perfect for cooking and dining. For added convenience, a guest WC is also located on this level. Additionally, a conservatory and a utility room enhance the functionality of the home by providing extra space for laundry and household tasks. The open layout promotes a sense of flow and comfort, complemented by stylish finishes throughout.

On the first floor, you'll find four generously sized bedrooms, providing ample space for family living. The master bedroom features its own en-suite bathroom, while the three remaining bedrooms are well-proportioned, offering flexible options for use as children's rooms, guest bedrooms, or home offices. All bedrooms have access to a family bathroom, ensuring comfort and practicality, making this floor an ideal setting for family life.

MEASUREMENTS

LIVING ROOM, - (4.03m x 4.97m) 13'2" x 16'3"

DINING ROOM - (2.72m x 2.95m) 8'11" x 9'8"

KITCHEN - (2.90m x 2.95m) 9'6" x 9'8"

UTILITY ROOM

CONSERVATORY

WC

HALLWAY - (1.38m x 1.66m) 4'6" x 5'5"

BEDROOM ONE - (3.99m x 3.00m) 13'0" x 9'10"

ENSUITE

BEDROOM TWO - (2.16m x 2.22m) 7'0" x 7'3"

BEDROOM THREE - (2.40m x 2.76m) 7'10" x 9'0"

BEDROOM FOUR - (2.89m x 2.78m) 9'5" x 9'1"

FAMILY BATHROOM

OUTSIDE

The rear garden is low maintenance and complemented by mature shrubs and plants. It features a patio area, perfect for alfresco dining or enjoying your morning coffee. At the front of the property, you'll find a driveway accommodating two vehicles and a small garden that enhances the property's curb appeal.

LOCATION

This property is ideally situated in the heart of Colchester, providing a wonderful balance of tranquil residential living with convenient access to local amenities. It is just a short distance from Colchester's historic town centre, where a variety of shops, restaurants, and cultural attractions await. Excellent transport links are easily accessible, with Colchester train station offering direct routes to London and good road connectivity to the A12. Additionally, the area is well-equipped with schools, parks, and recreational facilities, making it an ideal choice for families and professionals alike.



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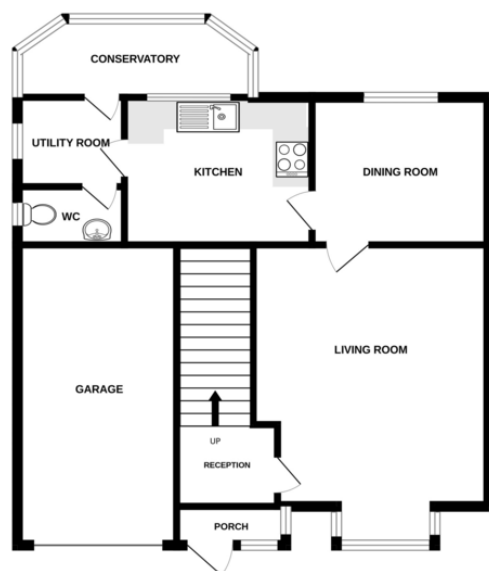
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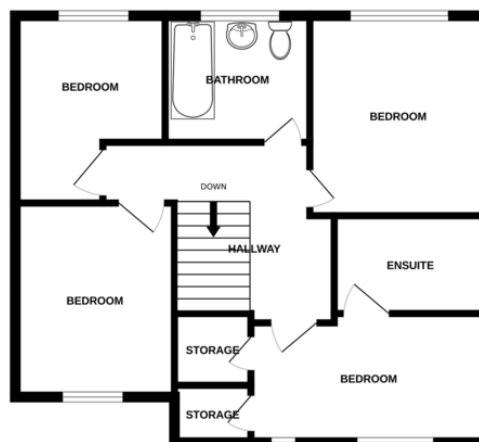


FLOORPLAN

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

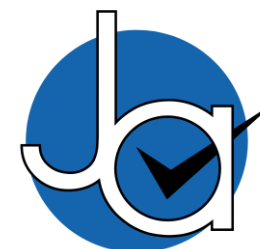
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