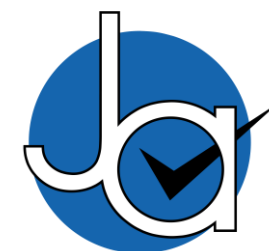




**3 bedroom
Detached
house located
in Highwoods.**

**Guide Price
£375,000 - £400,000**

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Brinkley Lane Highwoods Colchester CO4 9XN



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OVERVIEW

****GUIDE PRICE £375,000 to £400,000 ****

A beautifully presented three-bedroom family home, boasting a versatile ground-floor studio, en-suite to the master bedroom, private garden, and off-road parking to the front, ideally situated in the sought-after Highwoods area.

This property combines modern design with functional spaces, making it an excellent choice for families or professionals seeking a comfortable and well-connected home.

STEP INSIDE

The ground floor features a welcoming porch leading into a bright and airy living room with a bay window, creating a warm and inviting space. To the rear, there is a modern kitchen/breakfast room that flows seamlessly into a conservatory, perfect for dining or relaxing while enjoying views of the garden. A convenient downstairs cloakroom and a separate studio provide excellent flexibility, ideal for a home office, creative space, or additional accommodation.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, offering comfort and practicality for modern living.

STEP OUTSIDE

Externally, the property boasts a private rear garden with a patio area and lawn, perfect for outdoor entertaining and family activities, complemented by off-road parking to the front for added convenience.

LOCATION

The Gilberd secondary School and a number of high achieving primary and proprietary schools are all close by. The A12/ A120 is within easy reach and offers fantastic routes to Harwich, Ipswich/A14 and Chelmsford. Colchester's mainline railway station is just over 1 mile away and provides links to London Liverpool Street in around 50 minutes. Colchester City Centre offers an array of shopping, theatre and arts, bars and restaurants.

DIMENSIONS

Lounge 15' 8" into bay x 13' 3" max

Kitchen/breakfast Room 13' 4" x 9'

Conservatory 10' 8" x 9' 8"

Bedroom One 12' 10"

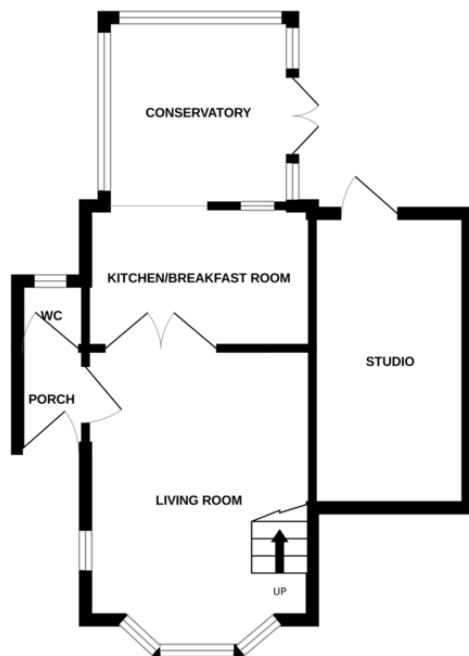
Bedroom Two 12' 4" x 9' 8" max

Bedroom Three 8' 8" x 5' 4"

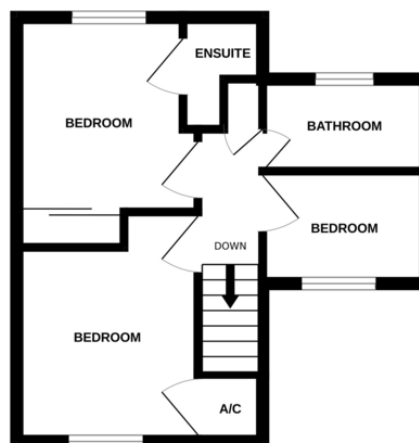


FLOORPLAN

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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CONTACT

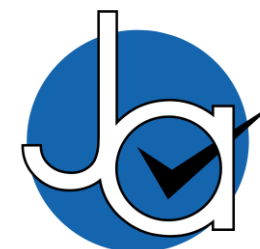
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