



4 bedroom Semi-Detached House located in Colchester.

Guide Price
£425,000 - £450,000

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JOHN ALEXANDER
ESTATE AGENTS

Hazell Avenue Colchester CO2 9DP

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £425,000 TO £450,000

This well-presented four-bedroom semi-detached house offers spacious and modern living in a desirable residential area of Colchester. The property features a bright and welcoming interior, generous living spaces, and a private garden, making it ideal for families. Conveniently located close to local amenities, schools, and excellent transport links, it provides easy access to Colchester city centre and surrounding areas.

STEP INSIDE

Step into the porch, providing a useful space for coats and shoes before entering the welcoming hallway.

To the left, you'll find the impressive lounge, measuring 23.4ft x 12.2ft, a bright and spacious room featuring a charming brick fireplace with a log burner, perfect for cosy evenings. Large windows flood the space with natural light, creating an inviting atmosphere.

The heart of the home is the stunning kitchen/diner (19.9ft x 10.3ft), beautifully appointed with shaker-style cabinets, wood countertops, and complementary wood flooring. Integrated appliances add a sleek, modern touch, while the generous layout offers ample space for family dining and entertaining.

From the kitchen, step into the elegant sun room (10.4ft x 10ft), enhanced by a striking roof lantern, making this a light-filled space ideal for relaxing or enjoying garden views.

Practicality is key on the ground floor, with a utility room providing additional storage and laundry facilities, a downstairs WC, and internal access to the integral garage, perfect for secure parking or extra storage.

Upstairs, you'll find four well-proportioned bedrooms. The master bedroom measures 11.1ft x 11.7ft, offering a peaceful retreat, while bedroom two (11.7ft x 10.2ft) and bedroom three (11.4ft x 8.9ft) provide excellent space for family or guests. Bedroom four (8.8ft x 8.8ft) is ideal as a home office or nursery.

The first floor also features a modern family bathroom, complete with a double shower, sink, and a bath. A separate WC adds convenience for busy households.

STEP OUTSIDE

To the front, the property benefits from a spacious paved driveway providing ample parking for several vehicles, with convenient access to the garage.

To the rear, there is a generous garden mainly laid to lawn, complemented by a patio area ideal for outdoor dining and relaxation. Additionally, a large wooden outbuilding offers versatile use, perfect as a workshop, home office, or storage space.



4



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3



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EPC



TBC



THE LOCATION

Situated in the popular Shrub End area of Colchester, this property offers a fantastic opportunity for buyers seeking a home in a well-connected and family-friendly neighbourhood. Shrub End is located southwest of Colchester city centre, providing easy access to local schools, shops, and public transport links, as well as major routes for commuting.





Hazell Avenue, Colchester, CO2 9DP



FLOORPLAN

GROUND FLOOR



1ST FLOOR



DIRECTIONS

CONTACT

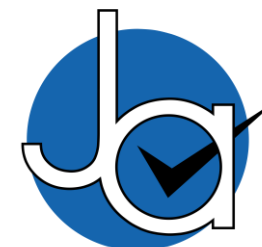
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