



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

Guide Price  
**£500,000 - £575,000**

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**JOHN ALEXANDER**  
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# 11 Ernest Fancy Lane Colchester CO4 9AN

## FULL DESCRIPTION

### OVERVIEW

\*\* GUIDE PRICE £500,000 to £575,000 \*\*

A beautifully presented four-bedroom detached home featuring a spacious open-plan kitchen and dining room with French doors opening onto the garden. The property offers a generous sitting room, an additional reception room, and a principal bedroom with en-suite. Outside, there is a private garden, detached garage, and ample parking. Ideally located close to excellent transport links and highly regarded schools, this home is perfect for modern family living.

### STEP INSIDE

This beautifully presented four-bedroom detached home offers modern family living with generous space throughout. With an approximate gross internal area of 1,735 sq ft, plus a 230 sq ft garage, the property provides the ideal setting for comfortable everyday life and effortless entertaining.

The heart of the home is a spacious open-plan kitchen and dining area, designed for both everyday living and hosting, with French doors opening directly onto the garden to create a seamless inside–outside living experience. This well-appointed kitchen is further enhanced by a Potterton Promax SL boiler and a full suite of high-quality integrated appliances, including a Bosch washing machine, an AEG oven, an AEG dishwasher, and an AEG fridge-freezer, all thoughtfully incorporated to complement the contemporary design and effortless functionality of the room. The property also benefits from modern conveniences such as a

Google Nest system, an elegant entertainment wall with a fireplace, a Combimate water softener, and a 1.6 bar mains booster pump for improved water pressure, adding comfort and sophistication throughout.

Upstairs, there are four well-proportioned bedrooms, including a luxurious principal bedroom with en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, ensuring comfort for all.

### STEP OUTSIDE

The rear garden provides a private outdoor space, featuring a patio and pergola area, laid to lawn, and offering access to the garage, perfect for enjoying sunny days and alfresco dining. The space is further enhanced by a charming rose wall, adding both colour and character to this inviting outdoor retreat.

### LOCATION

The property sits in a quiet estate with beautiful forest views, making it ideal for those seeking peace and nature. The area is well served by schools, including highly rated primaries such as Hamilton Primary School and St Thomas More's Catholic Primary School, as well as outstanding secondary options like Colchester County High School for Girls and Colchester Royal Grammar School. Amenities include supermarkets, retail parks, and local shops, while Colchester city centre is close by. Transport links are excellent, with the A12 providing easy road access to London and Ipswich, and Colchester North Station offering frequent trains to London Liverpool Street in around 50 minutes.



4



2



2



F



B

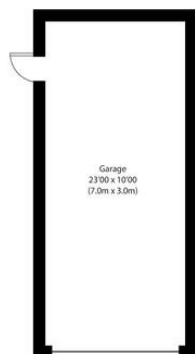


1,735



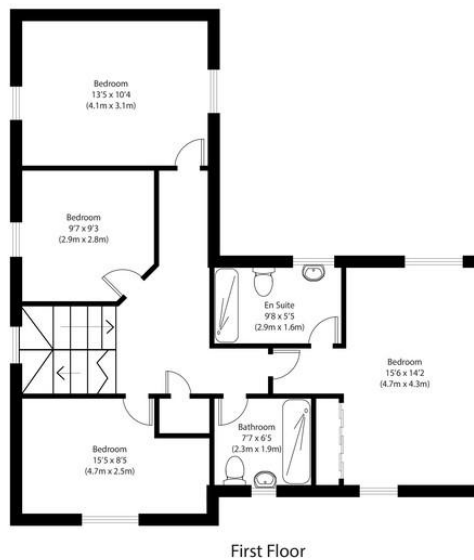
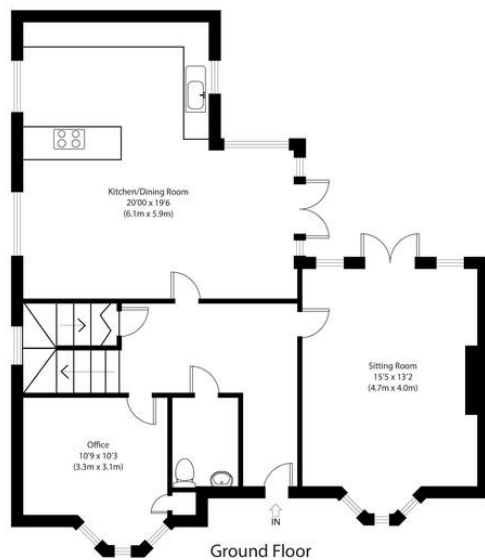


## FLOORPLAN



Approximate Gross Internal Area  
Main House 1735 sq ft (161 sq m)  
Garage 230 sq ft (21 sq m)  
Total 1965 sq ft (183 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



## DIRECTIONS

### CONTACT

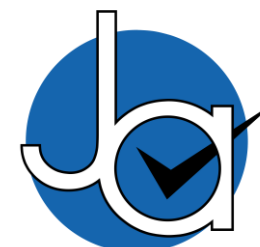
**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

**E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)**

**T 01206 656007**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

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