

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

Guide Price
£500,000 - £550,000

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JOHN ALEXANDER
ESTATE AGENTS

16 Shelley Road Colchester CO3 4JN



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1,167 sq
ft

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £500,000 TO £550,000

Situated in the highly sought-after Poets Corner, this beautifully modernised four-bedroom detached bungalow offers stylish, energy-efficient living with exceptional versatility. Featuring a stunning open-plan kitchen/living space with bi-fold doors, wood-burning stove, and high-end finishes throughout, A rare opportunity to own a turnkey home blending modern comfort with timeless charm in one of Lexden's premier addresses.

STEP INSIDE

As you step through the front door, you're welcomed into a bright and inviting hallway, the central artery of this thoughtfully designed home. From here, every space unfolds with a sense of flow and modern ease.

To your right, you'll find Bedroom 3 (10'10" x 7'8")-a versatile space ideal for a child's room, guest room, or even a cosy study. Adjacent is Bedroom 2 (11'1" x 8'8"), a generously proportioned room.

Continue along the hallway and you'll discover the sleek family bathroom (5'5" x 8'8"), where underfloor heating and an Aqualisa shower add a luxurious touch, perfect for both relaxing soaks and brisk morning routines. Just opposite lies the tranquil Master Bedroom (9'1" x 9'9"), a serene sanctuary tucked to the rear of the home. Built-in wardrobes offer elegant storage, and a private en-suite bathroom (6'4" x 3'10")-also featuring an Aqualisa shower-completes this peaceful retreat. Bedroom four (5'9" x 13'5") can be equally suited as a home office or hobby room.

Measuring 4'11" by 17'1", the expansive utility room discreetly houses laundry appliances behind built-in units and offers abundant shelving and cupboards, keeping everyday chores neatly out of sight.

Welcome to the heart of the home: a breathtaking open-plan kitchen and living area (22'1" x 13'4"). The contemporary kitchen boasts Silestone worktops, integrated appliances, and soft under-cabinet lighting, all framed by warm Karndean flooring that flows seamlessly into the adjacent living space (13'7" x 10'6"). Here, a feature wood-burning stove invites cozy evenings, while full-height bi-fold doors blur the line between inside and the landscaped garden beyond-perfect for summer entertaining.

The extended garage has been masterfully converted into a luminous home office, where lofty vaulted ceilings and strategically placed skylights flood the space with natural light, cultivating an atmosphere of focus and creativity. A discreet WC and vanity unit mean you never have to leave your workspace for refreshment. At the front, a purpose-built partition currently conceals a cutting-edge golf simulator alcove--and can be swiftly removed when you need to restore the area to its original garage function.

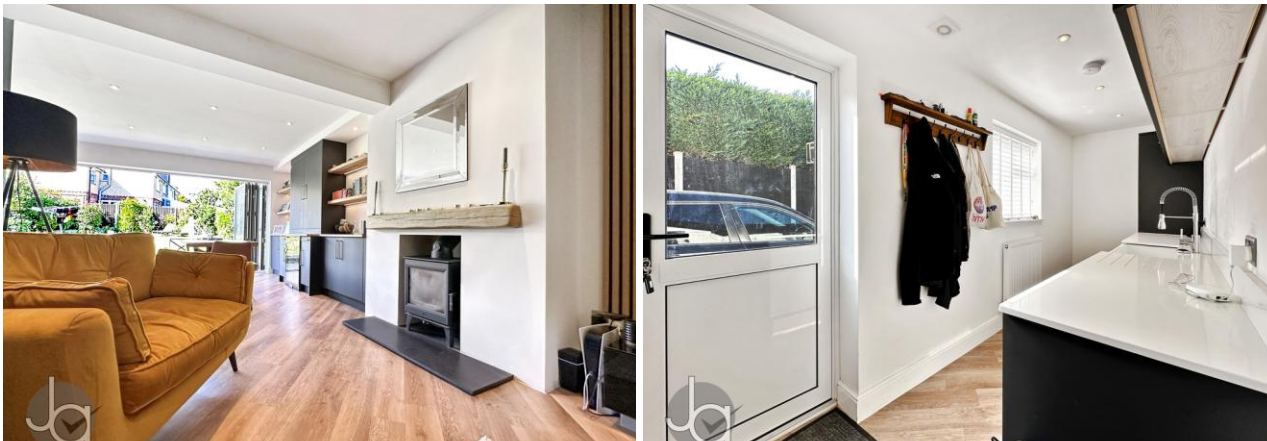


STEP OUTSIDE

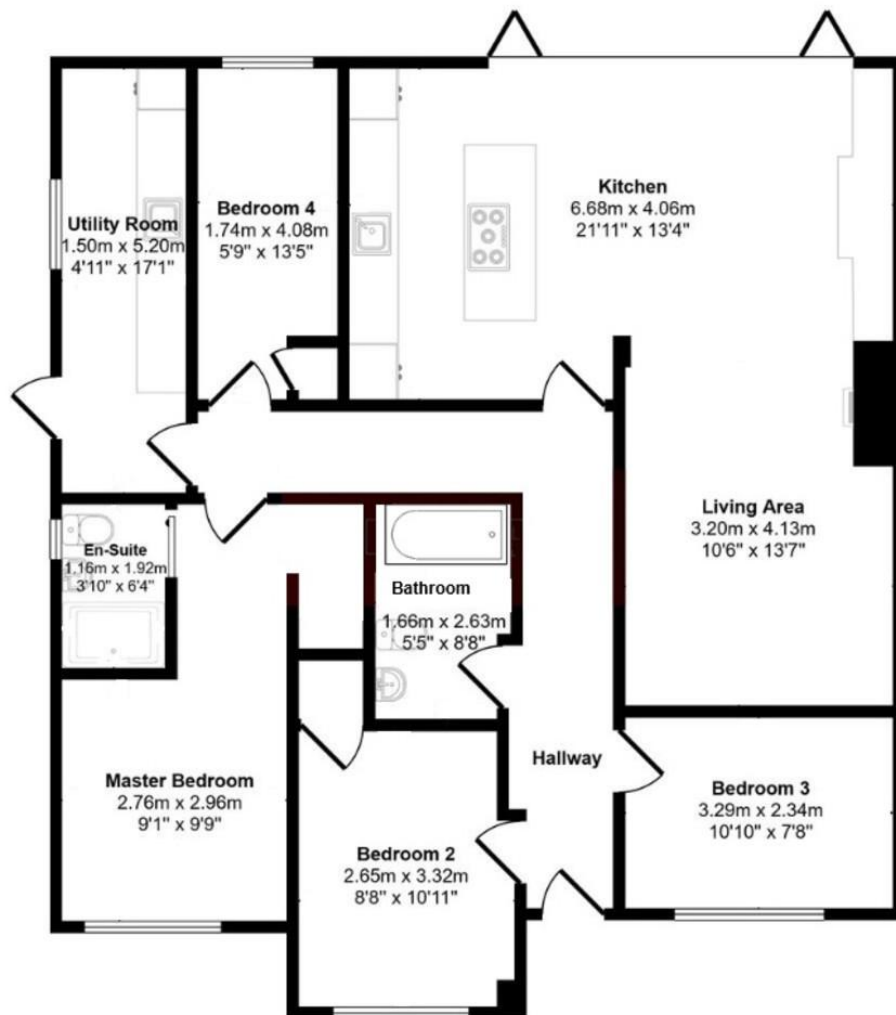
Outside, the gated driveway offers secure parking for multiple vehicles. Twelve solar panels connected to a 4kW battery storage system help reduce energy costs while shrinking your carbon footprint. The private garden, surrounded by mature shrubs and a level lawn, creates a peaceful outdoor haven for relaxation or play.

THE LOCATION

Shelley Road sits in the heart of Lexden's coveted Poets Corner, within the Prettygate ward of Colchester, blending suburban tranquillity with easy connectivity. A short drive or regular bus service links you to Colchester North and Hythe stations for swift journeys into London, while the nearby A12 and A120 ensure smooth commutes by car. Families benefit from walking distance to top-ranked schools and everyday essentials-from supermarkets to boutiques and cafes-are clustered around the Tollgate and Stane retail parks just a few minutes away.



FLOORPLAN



Ground Floor
Approx 108 sq m / 1167 sq ft

DIRECTIONS

CONTACT

99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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JOHN ALEXANDER
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