



## 2 bedroom Semi-Detached House located in Fordham Heath.

Guide Price  
£280,000 - £300,000

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# Fiddlers Folly Fordham Heath Essex CO3 9UE



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £280,000 TO £300,000\*\*\*

Nestled in a charming village location to the west of Colchester, this two-bedroom link-detached home is presented to a high standard. The property boasts generous living space, a stylish kitchen, sleek bathroom, garden, and private parking. Conveniently located, the A12 is just a short distance away and Colchester's city centre is easily accessible by car. Make an appointment today!

### THE PROPERTY

A driveway provides convenient off-road parking and leads to an inviting entrance. The property is set in a peaceful neighbourhood, surrounded by greenery, offering a tranquil living environment.

Upon entering the property, you will be welcomed by a stylish kitchen that demonstrates modern functionality, creating an ideal space for both culinary creativity and casual dining. This well-equipped kitchen features contemporary appliances, elegant cabinetry, and generous countertop space, making it a pleasure to cook and entertain. The generously sized living area is designed for comfort and relaxation, with ample space for both seating and dining arrangements.

Moving further into the home, you will find two thoughtfully designed bedrooms. The master bedroom is generously proportioned with built-in storage solutions. The second bedroom is versatile, ideal for guests, a home office, or a child's nursery.

Finally, the contemporary bathroom is a highlight, featuring stylish fixtures, a relaxing bathtub, and a chic shower enclosure.

ENTRANCE HALL

LOUNGE/DINER 18' 7" x 11' 9" (5.66m x 3.58m)

KITCHEN 14' 5" x 8' 9" (4.39m x 2.67m)

UTILITY/LAUNDRY ROOM 5' 9" x 5' 3" (1.75m x 1.6m)

LANDING

BEDROOM ONE 12' 8" x 8' 1" (3.86m x 2.46m)

BEDROOM TWO 10' 5" x 8' 1" (3.18m x 2.46m)

BATHROOM .

SEPARATE WC

OUTSIDE The property has an enclosed garden with recently erected panelled fencing mainly lawned with patio area and gated side access to the parking area to the rear of the property.

### THE LOCATION

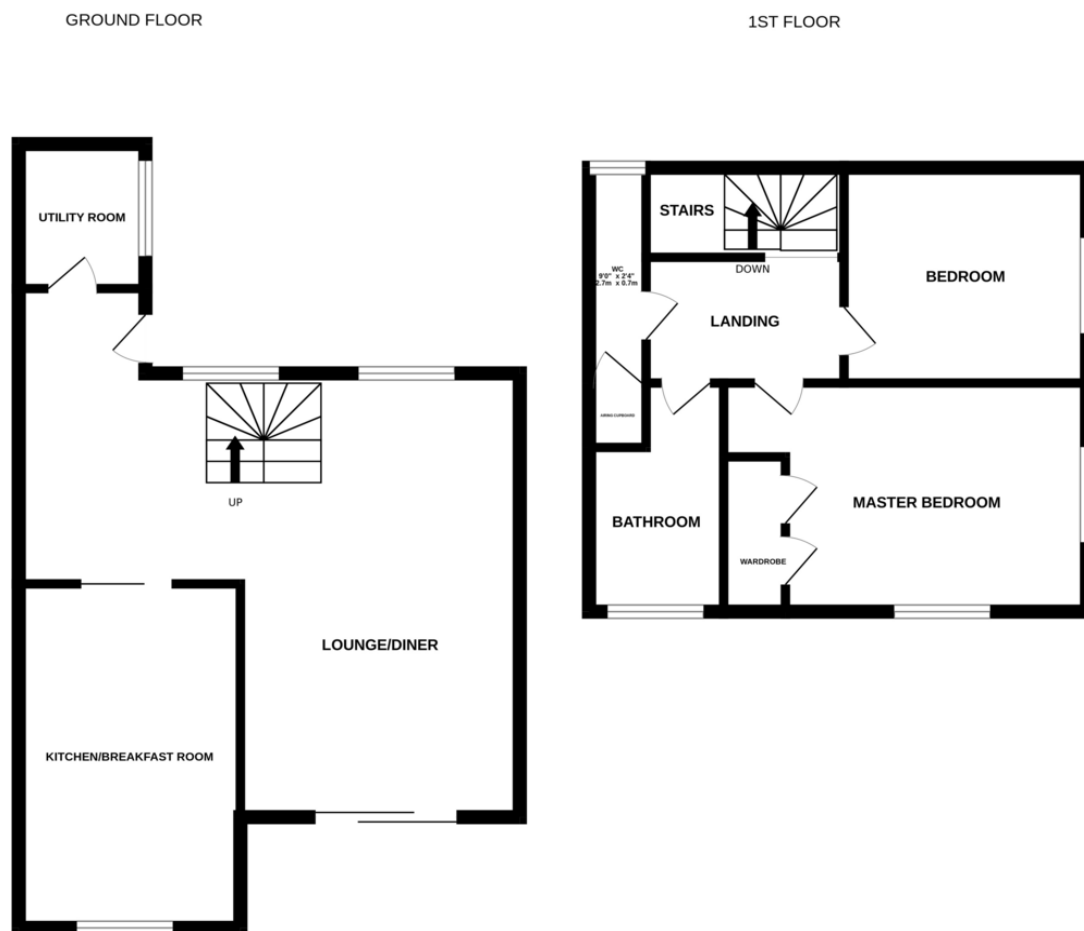
Conveniently located, the A12 is just a short distance away, offering easy access to London-bound routes and connectivity to the A14 heading north. Families will appreciate the nearby primary school, which is within easy reach, catering to educational needs. For those who enjoy shopping and the convenience of urban amenities,



Colchester's city centre is easily accessible by car. Within proximity of Stanway Retail Park featuring a variety of larger chain stores, providing everything one might need for daily living and more.



## FLOORPLAN



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

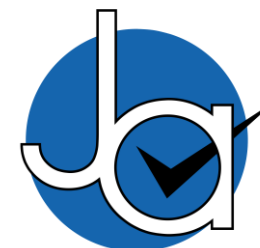
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