



4 bedroom Chalet located in Colchester.

Guide Price
£425,000 - £450,000

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JOHN ALEXANDER
ESTATE AGENTS

Magazine Farm Way Colchester CO3 4EW

FULL DESCRIPTION

THE HOME

Guide Price Of £425,000 - £450,000

We are pleased to introduce this impressive four/five-bedroom family residence, perfectly positioned in the sought-after Prettygate area. A standout highlight of the home is its self-contained one-bedroom annexe, providing flexible options for extended family, guests, or independent living.

As you step inside, you are welcomed by an expansive hallway that seamlessly leads into a well-appointed dining room and a cosy lounge, perfect for family gatherings or entertaining guests. Additionally, the ground floor includes a versatile space that can function as a fourth bedroom or an additional reception room, alongside a modern kitchen equipped with everything needed for culinary creativity.

Venture upstairs to discover three well-proportioned bedrooms and a convenient WC, all designed to ensure comfort and privacy for the entire family.

The outdoor space is a true highlight-featuring a private rear garden that not only provides a tranquil setting but also backs onto picturesque woodland and a nature reserve. This serene backdrop is ideal for relaxing or enjoying outdoor activities.

Parking is plentiful with a dedicated area at the front of the property, complementing the attractive and well-maintained garden.

LOCATION

Convenience is at your doorstep, with the property's prime location near reputable local schools and a variety of amenities. The area boasts a Co-op Local, pharmacy, newsagents, and the popular Prettygate Pub. Excellent transport links, including regular bus services, offer easy access to Colchester city centre and the nearby Stane Retail Park, home to a Sainsbury's Superstore and other major retailers.

ROOM DIMENSIONS

ENTRANCE HALL

BEDROOM FOUR 14' 3" x 10' 7" (4.34m x 3.23m)

LIVING ROOM 19' 2" x 10' 10" (5.84m x 3.3m)

DINING ROOM 10' 10" x 9' 10" (3.3m x 3m)

SHOWER ROOM 5' 9" x 4' 1" (1.75m x 1.24m)

KITCHEN 10' 8" x 10' 8" (3.25m x 3.25m)

UTILITY ROOM 16' 6" x 8' 0" (5.03m x 2.44m)

GARAGE 16' 2" x 8' 0" (4.93m x 2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM 12' 11" x 10' 11" (3.94m x 3.33m)

BEDROOM TWO 10' 8" x 8' 4" (3.25m x 2.54m)



4



2



2



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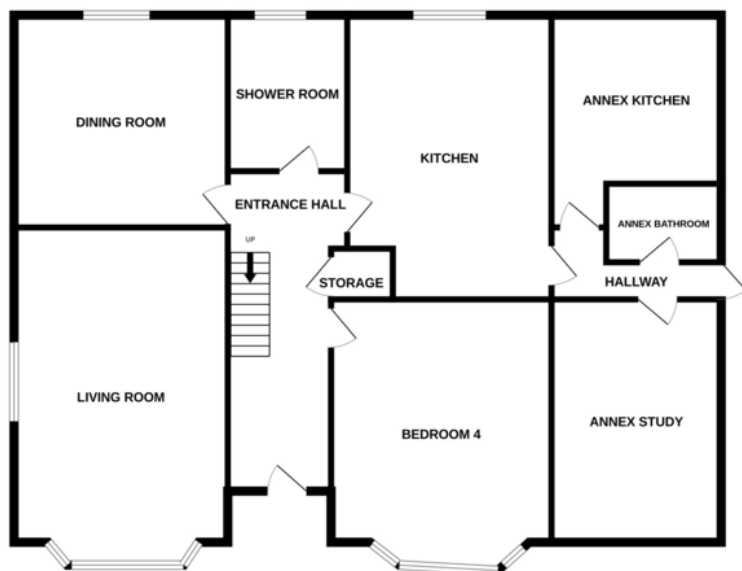
BEDROOM THREE 10' 8" x 8' 2" (3.25m x 2.49m)

WC 5' 10" x 5' 4" (1.78m x 1.63m)

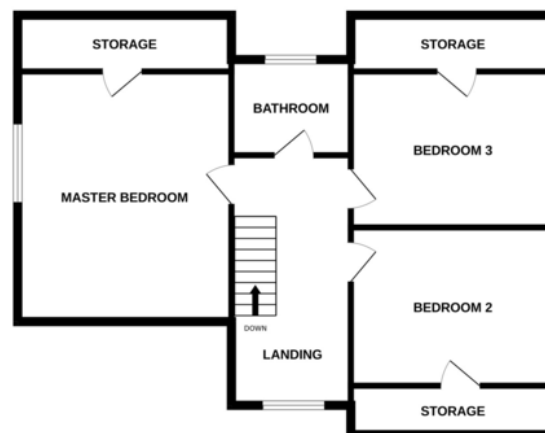


FLOORPLAN

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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DIRECTIONS

CONTACT

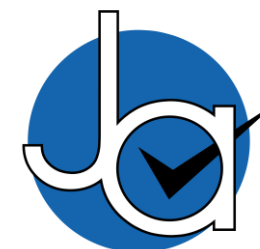
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