



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

Guide Price  
**£425,000 - £450,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Scythe Way Colchester CO3 4SJ

## FULL DESCRIPTION

### OVERVIEW

\*\*\*\*GUIDE PRICE £425,000 TO £450,000\*\*\*\*

Situated within the highly desirable Prettygate area of Colchester, this well-presented 'Mock Tudor' four-bedroom detached family home offers spacious and thoughtfully arranged accommodation across two floors. The property has been carefully maintained by the current owners and provides a practical layout ideal for modern family living, with generous reception space, a well-equipped kitchen, and four comfortably sized bedrooms including an en-suite to the principal room. Externally, the home benefits from a private rear garden, driveway parking, and a garage.

### STEP INSIDE

A welcoming entrance hall provides access to the principal ground floor rooms, stairs rising to the first floor, and a useful storage cupboard.

The living room is a bright and generously proportioned space measuring 16'11" x 13'4" (5.2m x 4.1m), offering ample room for seating and entertaining, with a pleasant outlook to the front.

Double doors lead through to the dining room, measuring 9'10" x 9'2" (3.0m x 2.8m), an ideal setting for formal dining or family meals, with convenient access to the kitchen.

The kitchen is well laid out at 13'3" x 10'2" (4.0m x 3.1m) and fitted with attractive white shaker-style cabinetry, complemented by work surfaces and a gas hob with electric oven.

There is also space for freestanding appliances, making it a practical and functional cooking space with room for everyday use.

A door from the kitchen leads to the utility room, measuring 6'1" x 4'9" (1.9m x 1.4m), which provides space and plumbing for a washing machine and tumble dryer, as well as additional storage. A convenient ground floor WC is located adjacent.

Internal access is also provided to the garage, measuring 17'5" x 8'6" (5.3m x 2.6m), offering excellent storage or potential for further use (subject to permissions).

The first floor landing gives access to all bedrooms and the family bathroom, along with an additional storage cupboard.

The principal bedroom is well-sized at 12'2" x 9'9" (3.7m x 3.0m) and benefits from a private en-suite shower room, creating a comfortable main retreat.

Bedroom two measures 10'7" x 8'6" (3.2m x 2.6m) and includes a built-in wardrobe, offering practical storage.

Bedrooms three and four measure 9'0" x 8'6" (2.7m x 2.6m) and 8'6" x 8'5" (2.6m x 2.6m) respectively, making them ideal as children's rooms, guest accommodation, or a home office if required.

The family bathroom is fitted with a bath, wash basin, and WC, serving the additional bedrooms.



4



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### **STEP OUTSIDE**

The rear garden has been thoughtfully arranged to provide a pleasant and easy-to-maintain outdoor space, mainly laid to lawn and enclosed by fencing, with established planting adding greenery and privacy. A side pathway gives convenient access to the front aspect.

To the front, a driveway provides off-road parking and leads to a single garage, completing the external offering.

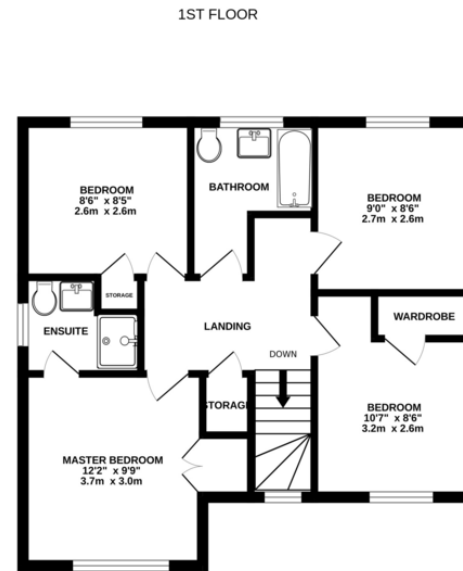
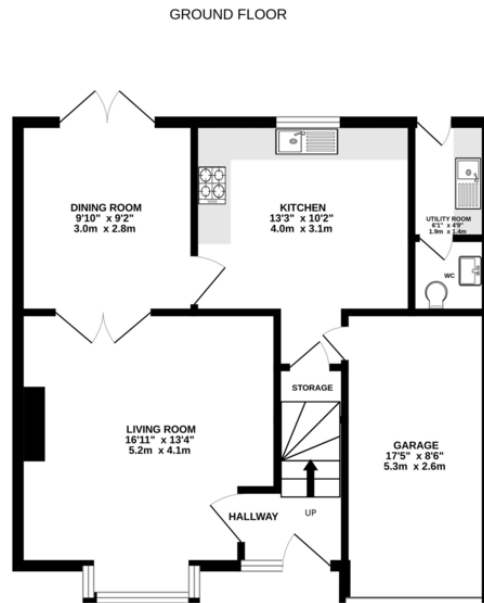
### **THE LOCATION**

Prettygate is widely regarded as one of Colchester's most sought-after residential areas, popular with families due to its excellent local amenities and schooling options. The property is conveniently positioned for access to local shops, supermarkets, and well-regarded schools, while Colchester city centre is within easy reach, offering a wider range of retail, dining, and leisure facilities. There are also good transport links nearby, including access to the A12 and mainline rail services to London Liverpool Street.





## 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

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