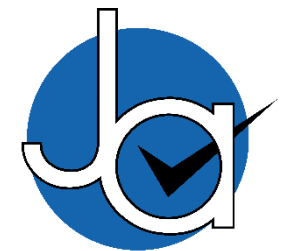




3 bedroom Semi-Detached House located in Colchester.

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Endeavour Way Colchester CO4 5PL

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £400,000 TO £435,000

A well-presented three-bedroom semi-detached home offering approximately 1,350 sq ft of modern accommodation. The property features a contemporary kitchen with integrated appliances, open-plan ground floor living with wood-effect flooring, and three well-proportioned bedrooms including a master bedroom with en-suite. Outside is a good sized, neatly arranged rear garden and a double car port for off-road parking. Positioned within a popular North Colchester development, the home is conveniently located for local amenities, schools, road links and Colchester North Station, making it ideal for families and commuters.

STEP INSIDE

The property enters into a welcoming hallway with staircase rising to the first floor and access to a convenient ground floor cloakroom. Flowing seamlessly throughout the ground floor is attractive wood effect flooring, giving a clean and contemporary feel while enhancing the sense of space and continuity.

To the front of the property sits the impressive kitchen/dining area, measuring approximately 18'9" x 8'5" (5.7m x 2.5m). The kitchen is finished to a sleek, modern standard with handleless cabinetry, a stylish panel splashback, and contrasting worktops. Cooking facilities include a gas hob with electric oven, while a range of integrated appliances ensure a streamlined appearance. The layout offers ample space for dining, making this an ideal room for everyday family life as well as entertaining.

Leading through to the rear, the property opens into a generous sitting area, measuring approximately 15'7" x 10'5" (4.7m x 3.2m). This bright good sized room comfortably accommodates both seating and soft furnishings, with double doors opening directly onto the rear patio, creating a natural flow between indoor and outdoor living.

On the first floor, the landing is slightly more spacious than average, offering a light and airy feel with access to all principal rooms and useful circulation space.

The main bedroom is an excellent double room measuring approximately 15'8" x 12'7" (4.8m x 3.8m) and benefits from fitted wardrobes, providing practical storage without compromising floor space. The bedroom is served by a modern en suite shower room, adding convenience and privacy. The second bedroom measures approximately 17'1" x 8'1" (5.2m x 2.4m), another well-proportioned room suitable as a generous double, guest room, or home office. The third bedroom, measuring around 12'5" x 8'1" (3.8m x 2.4m), and works well as a child's bedroom or study.

Completing the first floor is the family bathroom, measuring approximately 7'5" x 7'0" (2.2m x 2.1m), fitted with a modern suite and offering ample space for daily use.



3



2



1



D



EPC

B



1,350
sq ft



STEP OUTSIDE

The rear garden is a standout feature of the property. Directly accessed from the sitting room doors is a patio seating area, ideal for outdoor dining and entertaining. Beyond this lies a gravelled section incorporating a stone outdoor barbecue, creating a sociable space for summer gatherings. To the rear of the garden is a separate ceramic paved, covered area, enhanced by a wooden pagoda, providing sheltered seating or entertaining space. The remainder of the garden is laid to lawn with mature shrub borders, all fully enclosed by fencing, offering a good degree of privacy. The property benefits from a car port providing covered parking for two vehicles, offering both practicality and protection from the elements.

THE LOCATION

Endeavour Way is situated within a popular and modern residential development to the north of Colchester, offering convenient access to local amenities, schools and recreational facilities. The area is well placed for access to Colchester North Station, providing direct links to London Liverpool Street, while the A12 is easily reachable for commuting along the Essex coastline and into London. Nearby parks, supermarkets and schooling options make this an ideal location for families, professionals and commuters alike.

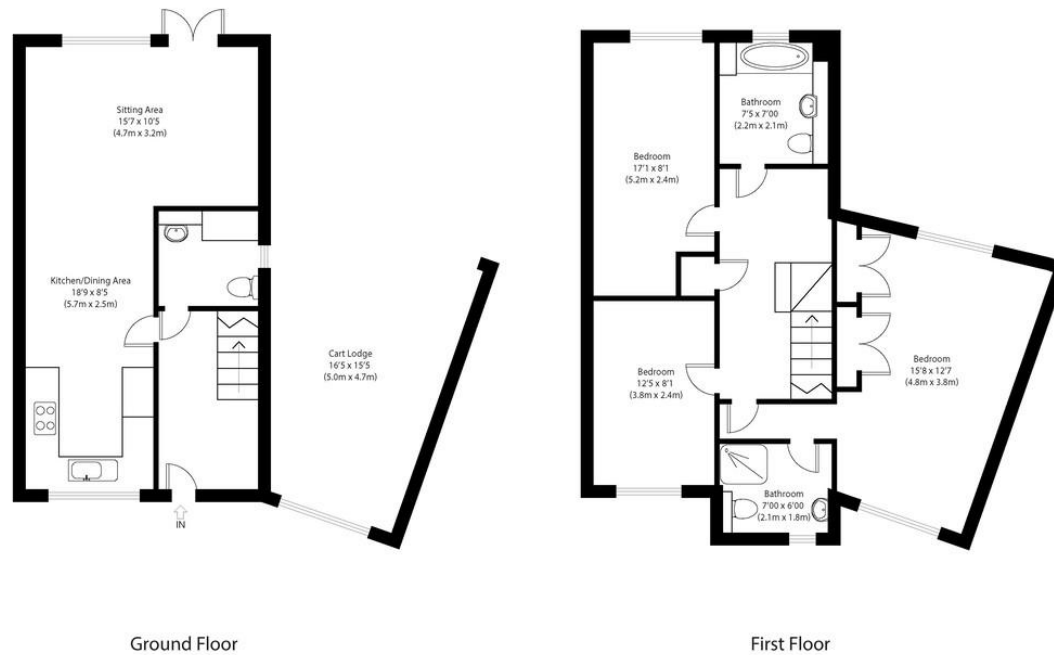




Endeavour Way, Colchester, CO4 5PL



FLOORPLAN



Ground Floor

First Floor


Approximate Gross Internal Area
1350 sq ft (125 sq m)

Disclaimer: These 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.photobanking.co.uk



DIRECTIONS

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