



5 bedroom Link Detached located in Colchester.

Guide Price
£450,000


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9 Halstead Road Colchester CO3 9AD

FULL DESCRIPTION

OVERVIEW

Guide price £450,000 to £475,000

Welcome to a spacious three storey family home located in the popular Lexden area of West Colchester, offering generous and flexible accommodation throughout. The property features well-proportioned living spaces, a modern fitted kitchen, five bedrooms including an impressive top floor master suite with en suite and study area, and a beautiful, landscaped garden with patio, lawn and raised borders making it an ideal home for modern family living.

STEP INSIDE

The property is entered via a welcoming entrance hall with a ground floor WC and leads through to a generous lounge measuring approximately 3.6m x 5.8m (11ft 10in x 19ft), which faces onto the rear garden and patio, offering a comfortable and light filled space for everyday living.

To the front sits a well-proportioned dining room of 3.0m x 3.0m (9ft 10in x 9ft 10in), perfect for family meals and entertaining, which flows seamlessly into a stylish modern kitchen fitted with two tone cabinetry, integrated appliances, a range cooker and a tiled floor, with the kitchen measuring 3.9m x 2.7m (12ft 10in x 8ft 10in).

The first floor provides four bedrooms, including Bedroom one at 3.0m x 3.6m (9ft 10in x 11ft 10in), Bedroom two at 3.1m x 3.0m (10ft 2in x 9ft 10in), Bedroom three at 3.0m x 2.7m (9ft 10in x 8ft 10in), and Bedroom four at 2.6m x 2.7m (8ft 6in x 8ft 10in), all

served by a family bathroom and complemented by a useful storage cupboard.

The second floor is dedicated to an impressive master suite, featuring a spacious master bedroom measuring 5.2m x 3.5m (17ft 1in x 11ft 6in), a separate dressing or computer area of 3.6m x 2.1m (11ft 10in x 6ft 11in), and a private en suite shower room.

STEP OUTSIDE

Externally, the rear garden begins with a patio area ideal for outdoor dining, which steps down to a beautifully maintained lawn with raised flower borders, providing an attractive and family friendly space, further enhanced by the presence of an outbuilding and a separate shed.

THE LOCATION

Situated on the ever- popular Halstead Road, this impressive property enjoys a highly convenient position within the CO3 postcode, offering easy access to Colchester city centre, reputable local schools, nearby shops and amenities, and excellent road links via the A12, making it ideal for families and commuters alike



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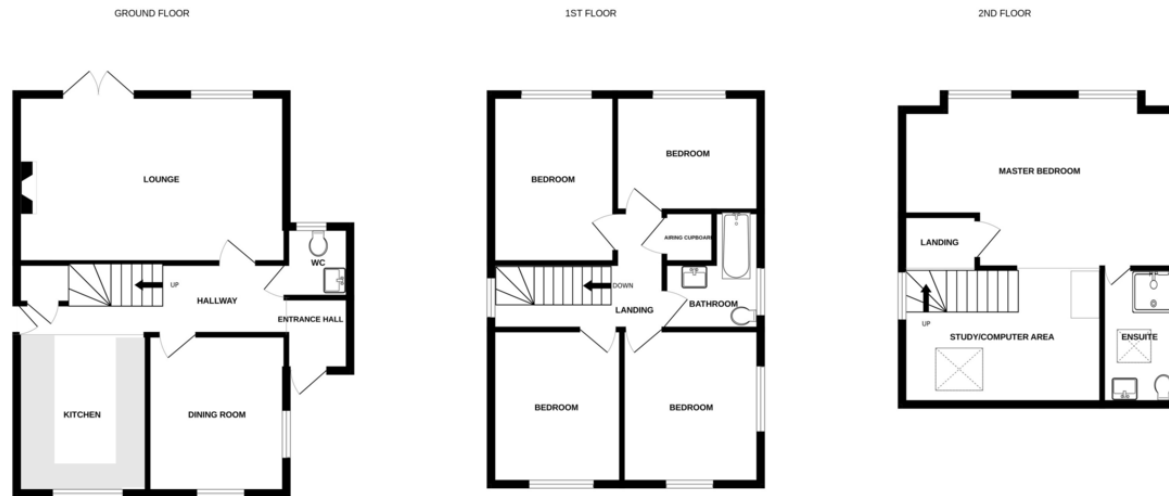
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FLOORPLAN



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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