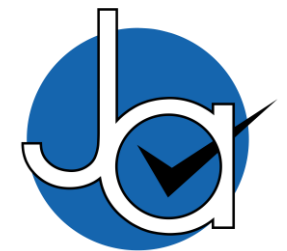




**3 bedroom
Semi-Detached
House located
in Colchester.**

**Guide Price
£350,000 - £375,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Dugard Avenue Colchester CO3 9EL

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £350,000 TO £375,000

John Alexander is pleased to present a well-presented three-bedroom semi-detached home in the sought-after Dugard Avenue area of Colchester, offering spacious accommodation including two reception rooms, a modern kitchen opening to a bright family area, and a contemporary bathroom. The property benefits from a mature rear garden and garage, and is ideally located close to excellent local schools, shops, and amenities, with easy access to Colchester town centre, the A12, and mainline rail services to London Liverpool Street.

STEP INSIDE

The ground floor is arranged to provide a welcoming entrance hall with stairs rising to the first floor and two useful storage cupboards. To the front of the property is a well-proportioned dining room with a large double-glazed window providing an abundance of natural light. Double doors lead into the lounge, a comfortable living space overlooking the rear garden.

The modern kitchen is fitted with an extensive range of wall and base units with roll-edge work surfaces, an inset sink and drainer, a four-ring gas hob, an integrated oven, and an integrated dishwasher, with further space for appliances. The kitchen flows seamlessly into the bright and spacious family room, a versatile area with double-glazed windows to the side and rear and French doors opening directly onto the garden, perfect for entertaining and family gatherings.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The master

bedroom is a generous double overlooking the rear garden, while bedroom two also offers comfortable double proportions. Bedroom three, located to the front, benefits from a charming sloping ceiling and ample natural light.

The family bathroom is fitted with a panel-enclosed bath with an electric shower over, a pedestal wash hand basin, and a low-level WC, with the added convenience of a cupboard housing plumbing for a washing machine.

DIMENSIONS

Entrance Hall

Lounge 12' 10" max x 10' 11" (3.91m max x 3.33m)

Dining Room 10' 11" x 10' (3.33m x 3.05m)

Kitchen 10' 6" x 9' 8" (3.20m x 2.95m)

Family Area 21' 2" max x 8' 10" (6.45m max x 2.69m)

Landing

Bedroom One 12' 10" x 11' max (3.91m x 3.35m max)

Bedroom Two 10' 6" x 9' 9" (3.20m x 2.97m)

Bedroom Three 10' 11" x 10' (3.33m x 3.05m)

Family Bathroom



3



1



3



D



EPC

D



STEP OUTSIDE

The property is further enhanced by its thoughtfully designed beautifully landscaped and well-maintained mature gardens, providing an attractive and tranquil outdoor space. To the front, there is a shared driveway leading to off-road parking,

The home also benefits from a substantial garage measuring 22'11" x 7'11", featuring an up-and-over door to the front and a side access door, offering excellent storage or workshop potential.

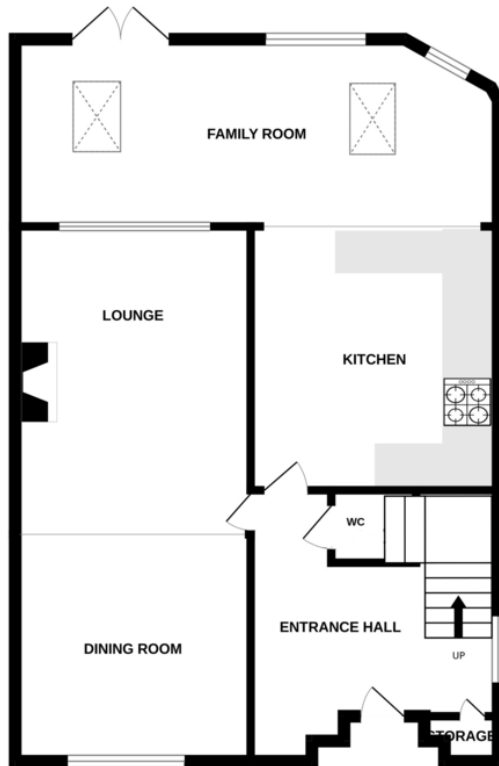
THE LOCATION

The property enjoys close proximity to well-regarded schools, local shops, and everyday amenities, with excellent transport links to the A12 and mainline rail services to London Liverpool Street, as well as easy access to Colchester's vibrant city centre.

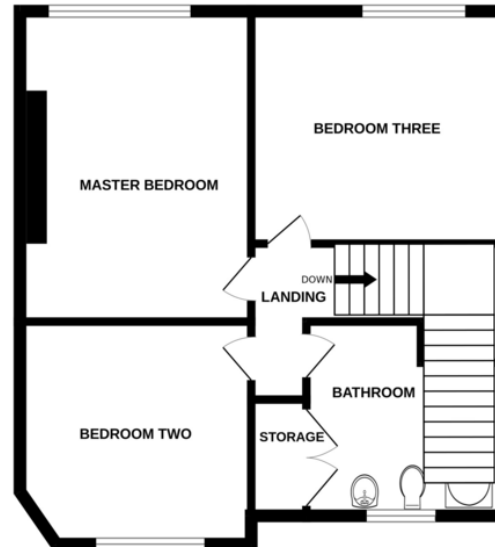


FLOORPLAN

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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