



3-bedroom Semi-Detached House located in Colchester.

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

St. Andrews
Avenue
Colchester
CO4 3AJ

FULL DESCRIPTION

THE OVERVIEW

*** GUIDE PRICE £400,000 - £435,000 ***

John Alexander is delighted to present this beautifully extended bay-fronted semi-detached home, offering spacious and versatile accommodation ideal for modern family living. Inside, you'll find a generous sitting room, contemporary kitchen/dining space, home office, utility room and three well-proportioned bedrooms, including a principal bedroom with en-suite. Outside, the property continues to impress with a stunning rear garden, detached garage, carport and ample off-road parking, all conveniently located close to excellent schools, local amenities and transport links.

THE HOME

Stepping through the front door, you are welcomed into a bright entrance hall with stairs rising to the first floor. The spacious sitting room is located to the front of the property and enjoys a large bay window, creating a light and comfortable living space ideal for relaxing and entertaining.

To the front, the kitchen is well arranged with integrated appliances, ample worktop and cupboard space, offering a practical setting for everyday cooking. Adjoined to the kitchen is a dining room, providing the perfect space for family meals and social gatherings, with easy access to the rest of the ground-floor accommodation.

A particular feature of the home is the dedicated office, making it ideal for those working remotely or requiring a quiet study space. A useful utility room further enhances the practicality of the property, providing additional storage and laundry facilities.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room with underfloor heating, while the remaining bedrooms are served by a family bathroom fitted with a bath, overhead power shower, wash hand basin and WC.

The accommodation provides a versatile and well-balanced layout, combining generous reception space with comfortable bedroom accommodation, making it perfectly suited to modern family living.

THE OUTSIDE

Externally, the property offers generous off-road parking to the front, with a driveway providing space for at least three vehicles. A covered carport leads through to the rear, where you'll find a detached single garage and an impressive, raised decking area, creating the perfect setting for outdoor entertaining, summer barbecues and al fresco dining. Beyond this, the private and enclosed rear garden provides a peaceful and secure space to relax, entertain or enjoy with family, offering a wonderful extension of the living accommodation.



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THE LOCATION

Situated on the popular St. Andrews Avenue in Colchester, this property enjoys a convenient position within easy reach of a wide range of local amenities. Nearby are a selection of shops, supermarkets, schools, and leisure facilities, making the area particularly attractive to families and professionals alike.

The property offers excellent transport links, with convenient access to Colchester's city centre and mainline railway stations, providing direct services to London Liverpool Street. The nearby A12 also offers straightforward road connections to Chelmsford, Ipswich, and beyond.

Colchester itself is Britain's oldest recorded town and offers a wealth of attractions, including a vibrant city centre, a range of restaurants and cafés, beautiful parks, and the renowned Colchester Castle. Combining excellent amenities with strong transport connections, this location is ideal for those seeking both convenience and a well-connected lifestyle.

ROOM DIMENSIONS

Ground Floor

Sitting Room – 19'9" x 11'7" (6.0m x 3.5m)

Kitchen – 14'8" x 8'5" (4.5m x 2.5m)

Dining Room – 15'0" x 8'1" (4.5m x 2.4m)

Office – 10'5" x 10'2" (3.2m x 3.1m)

Utility Room – 4'5" x 3'0" (1.3m x 0.9m)

First Floor

Bedroom One – 17'4" x 8'6" (5.3m x 2.6m)

En Suite – 8'5" x 6'3" (2.5m x 1.9m)

Bathroom – 8'5" x 8'5" (2.5m x 2.5m)

Bedroom Two – 14'5" x 7'9" (4.4m x 2.4m)

Bedroom Three – 11'6" x 8'6" (3.5m x 2.6m)

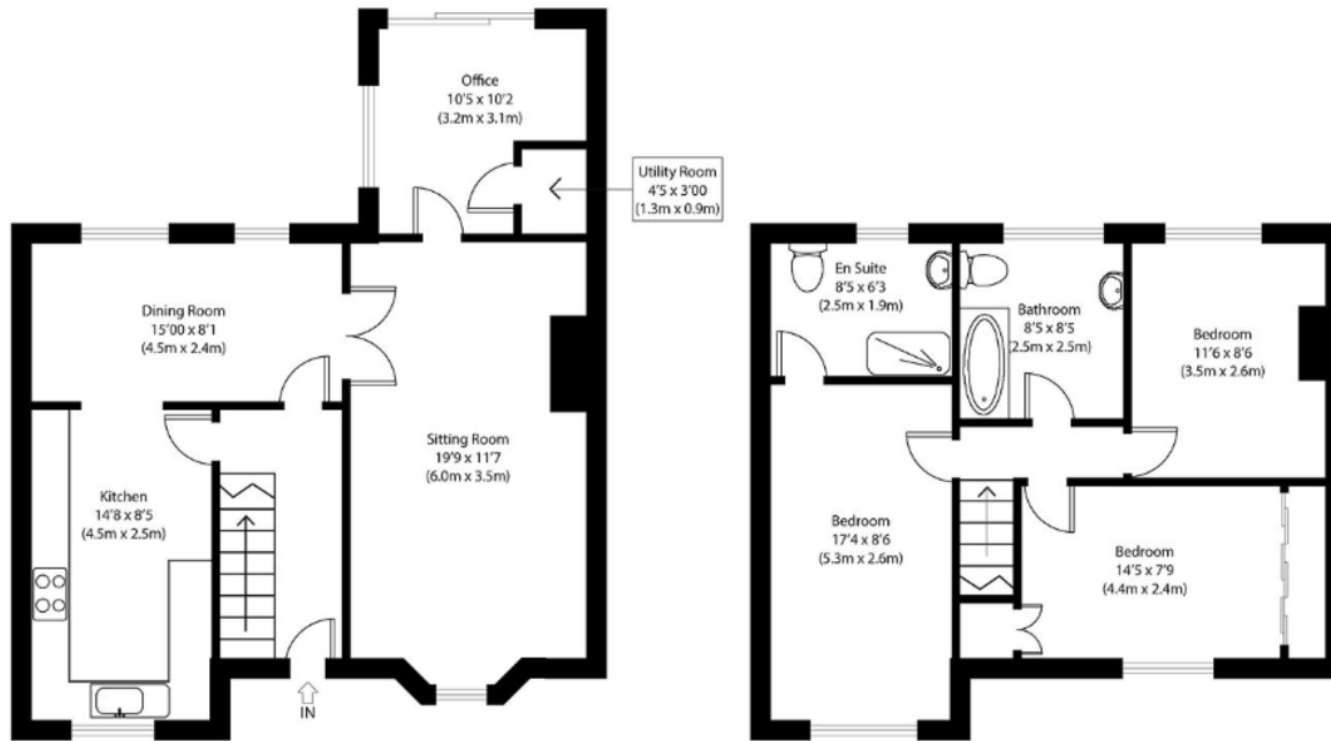




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