



3 bedroom Semi-Detached House located in Colchester.

Guide Price
£260,000 - £280,000.



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Hazelton Road Colchester CO4 3DS

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £260,000 to £280,000

A well-appointed three-bedroom semi-detached home situated on the popular Hazelton Road in north Colchester. The property features a spacious open-plan lounge/diner, a modern fitted kitchen, three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home benefits from off-road parking and an enclosed rear garden with decking and lawn. Ideally located for local shops, schools and amenities, with easy access to Colchester city centre and the A12 providing convenient links to London and the Essex coast.

STEP INSIDE

Upon entering the property, you are welcomed into an Entrance Hall with stairs rising to the first floor, setting the tone for the light and practical layout throughout.

The main living space is the spacious Lounge/Diner, measuring 21' 9" max x 17' 5" max (6.63m x 5.31m), providing excellent versatility for both everyday living and entertaining. The lounge area flows naturally into the dining area, creating an open and sociable layout. The room benefits from durable laminate flooring and a useful built-in cupboard, offering additional storage.

The adjacent Kitchen measures 7' 7" max x 6' 9" max (2.31m x 2.06m) and is fitted with a modern range of shaker style base and eye level units, complemented by wooden work surfaces. Features include an inset sink and drainer unit, integrated oven and hob with extractor hood above, tiled splashbacks and laminate flooring, providing a practical and contemporary cooking environment.

To the first floor, the Master Bedroom measures 11' plus recess x 10' 7" (3.35m plus recess x 3.23m) and offers a comfortable double room with space for a full range of bedroom furniture. Bedroom Two, measuring 11' 4" max into recess x 7' 2" plus recess (3.45m x 2.18m), includes a built-in cupboard and is well suited as a second double or guest room. Bedroom Three measures 10' 3" x 6' 5" (3.12m x 1.96m) and would make an ideal child's bedroom, nursery or home office.

The accommodation is completed by the Family Bathroom, fitted with a modern white suite comprising a P shaped bath with rainfall shower over, WC and wash hand basin. The room is fully tiled to walls and floor and includes a heated towel rail, creating a clean and contemporary finish.

STEP OUTSIDE

To the front of the property there is off-road parking, providing convenient private parking. The rear garden commences with a decked seating area, ideal for outdoor entertaining, with the remainder laid to lawn. The garden is fully enclosed by panel fencing, offering a good degree of privacy.

THE LOCATION

Hazelton Road is positioned within a popular residential area to the north of Colchester, offering convenient access to a range of local shops, schools and amenities. Colchester city centre is easily accessible, as is the A12 providing links to London and the coast. Nearby green spaces and recreational facilities further enhance the appeal of this well connected yet established neighbourhood.



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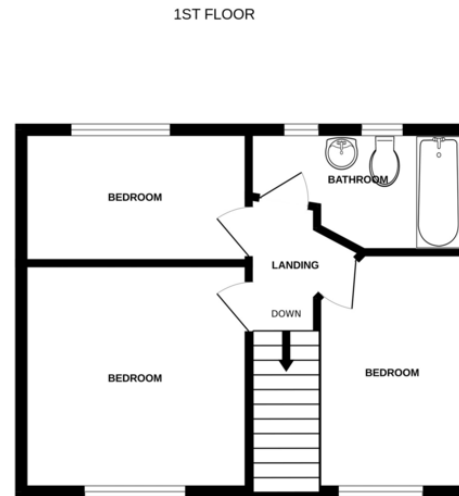
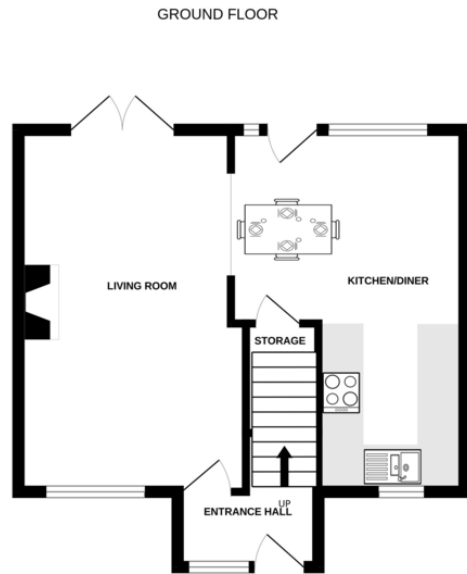
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FLOORPLAN



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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