



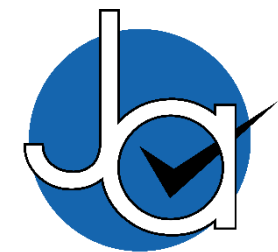
**3 bedroom
Detached
Bungalow
located in
Colchester.**

**Guide Price
£500,000 - £550,000**

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St. Johns Road Colchester CO4 0JE

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £500,000 TO 550,000

Set in a well-connected and highly regarded part of North Colchester, this beautiful extended three-bedroom detached bungalow has been carefully redesigned to create an exceptional balance of generous bedroom sizes and expansive living space. The current owners have invested in both the layout and finish, resulting in a home that feels contemporary, free-flowing, and perfectly suited to modern family life while still retaining a warm, inviting atmosphere throughout.

STEP INSIDE

Stepping inside, you are welcomed by a spacious entrance hall where Karndean flooring runs underfoot and inset spotlights provide a soft, even glow. From here, smartly finished doors lead off in all directions, guiding you through the accommodation. The flow of the home has been carefully considered, creating a natural progression between private and social spaces.

The principal reception room sits just off the hallway and measures 17'3" by 12'3" (5.26m x 3.73m), offering a comfortable yet bright living area. This space seamlessly connects to the rest of the home, enhanced by the open-plan design that allows light to spill through from the rear extension.

Moving further through, the standout feature of the property reveals itself: a substantial open-plan kitchen, dining and living area stretching approximately 26'7" by 16'10" (8.10m x 5.13m). This impressive addition has been designed to bring people together, with generous proportions that accommodate cooking, dining, and relaxation in one cohesive setting. Sleek grey cabinetry, chrome

accents, integrated Hotpoint appliances, and a traditional herringbone tiled splashback combine to create a kitchen that is both stylish and practical. A central island topped with marble work surfaces provides additional preparation space and informal seating, while retractable patio doors and full-height glazing draw in natural light and open directly onto the garden.

Just off this space, a useful utility room measuring 6'1" by 4'10" (1.85m x 1.47m) offers further storage and room for appliances, keeping the main living areas clutter-free.

The sleeping quarters are equally impressive, with three well-proportioned double bedrooms arranged off the hallway. The principal bedroom, measuring 13'7" by 10'3" (4.14m x 3.12m), benefits from its own well-appointed en-suite, fitted with a contemporary four-piece suite and quality tiled finishes. Bedroom two spans 11'6" by 11'0" (3.51m x 3.35m), while bedroom three measures 10'3" by 9'7" (3.12m x 2.92m), both offering excellent versatility for family members, guests, or home working. The main bathroom mirrors the en-suite in quality, finished with a modern four-piece suite and stylish tiling.

STEP OUTSIDE

Externally, the rear garden is arranged across two tiers, predominantly laid to lawn and complemented by a generous patio area that is ideal for outdoor dining. Mature shrubs, trees, and fenced boundaries provide both privacy and a pleasant green backdrop. To the front, a resin driveway offers ample off-road parking and leads to a garage measuring 16'6" by 9'0" (5.03m x 2.74m), which also provides convenient access through to the rear garden.



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THE LOCATION

Situated in a well-established and highly convenient area to the north of Colchester, this property enjoys easy access to a wide range of everyday amenities. Just a short distance away, Highwoods Square provides a selection of essential services including a large supermarket, healthcare facilities and regular public transport links connecting directly into the city centre. For more local convenience, a small parade of shops can be found within walking distance, along with a choice of nearby pubs and casual dining spots. The location also offers straightforward routes to Colchester North Station and major road links such as the A12 and A120, making it ideal for commuters. Families are particularly well catered for, with a variety of well-regarded primary and secondary schools located close by.

AGENTS NOTES

Fixtures and fittings shown or referred to in this property are for guidance only. Any items to be included in the sale are subject to agreement between the buyer and seller and will be confirmed as part of the legal conveyancing process.





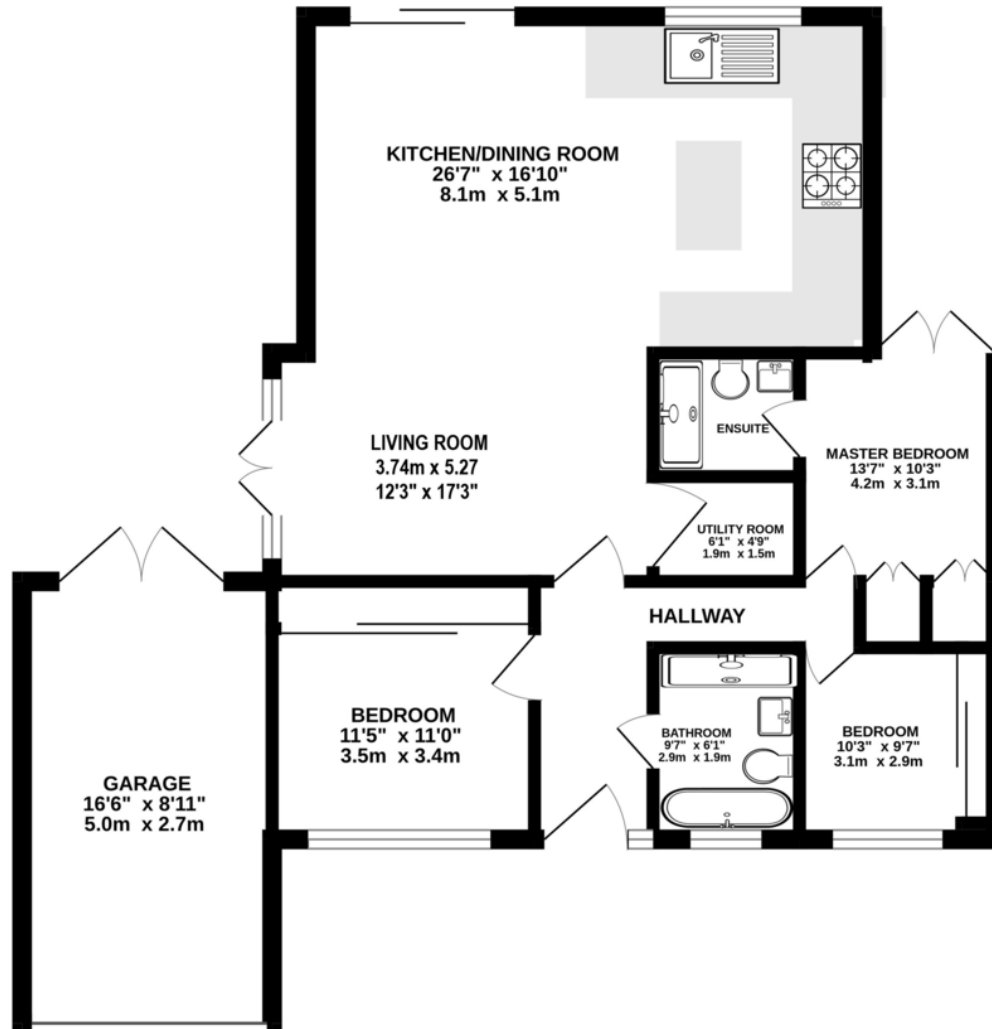
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FLOORPLAN

GROUND FLOOR



DIRECTIONS

CONTACT

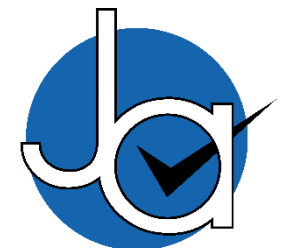
99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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