



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

Guide Price
£325,000 - £350,000

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JOHN ALEXANDER
ESTATE AGENTS

Scythe Way Colchester CO3 4SJ



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FULL DESCRIPTION

OVERVIEW

Guide Price: £325,000 - £350,000

Presenting this spacious three-bedroom detached family home, ideally situated within a highly desirable, modern development in the heart of Prettygate. Available with no onward chain, this property offers generous living spaces throughout, a private rear garden, off-road parking, and a detached single garage.

Ground Floor Accommodation

- Entrance Hall: A welcoming entry with stairs ascending to the first floor, a convenient understairs storage cupboard, and doors leading to the kitchen, cloakroom, and living areas.

- Kitchen: Positioned at the front of the property, featuring a range of matching base and eye-level units, work surfaces with tiled splashbacks, an inset sink/drainage, and a dedicated cupboard housing the gas boiler. Equipped with a built-in oven, gas hob, and extractor hood, with ample under-counter and freestanding space for appliances, and a double-glazed window to the front.

- Lounge / Dining Room: A bright and expansive living space set at the rear of the home, featuring two sets of double-glazed French doors that open directly into the conservatory.

- Cloakroom: Accessible from the main hallway.

First Floor Accommodation

- Landing: Provides access to all three bedrooms, the family bathroom, and a useful airing cupboard.

- Bedroom One: A spacious principal bedroom located at the front of the property, boasting a feature box bay window, a built-in wardrobe, and a private en-suite shower room complete with a low-level WC, wash hand basin, and shower cubicle.

- Bedrooms Two & Three: Two additional well-proportioned bedrooms providing versatile family accommodation.

- Family Bathroom: A modern fitted bathroom serving the additional bedrooms.
Outside & Parking.

- Rear Garden: A private, fully enclosed outdoor space primarily laid to lawn, complemented by a patio area perfect for outdoor seating, and a side gate providing secure access to the front.

- Garage & Parking: A driveway to the front delivers convenient off-road parking. The detached single garage features power and lighting connection, an electric roller door, and excellent additional storage space.

Location

Situated on Scythe Way in the sought-after Prettygate district of Colchester, the home is exceptionally well-placed for highly regarded local schooling, including Home Farm Primary, Prettygate Primary, Philip Morant, and St Benedict's Catholic College. The location also offers straightforward access to the A12 dual carriageway and the nearby Stane and Tollgate Retail Parks, which host a Sainsbury's Superstore, petrol filling station, and a wide array of national retailers.



AGENTS NOTES These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

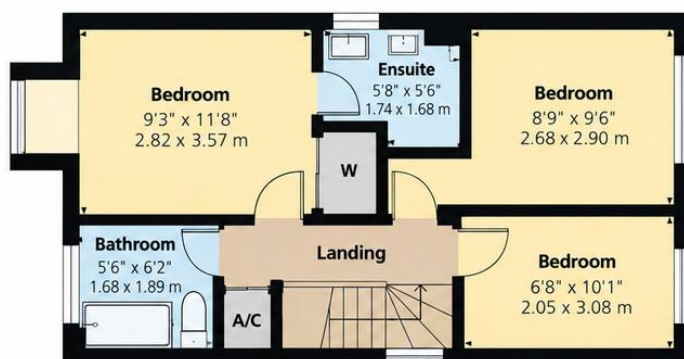
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



FLOORPLAN



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area
102.2 m²
1100 ft²

This floor plan is for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale. Produced for John Alexander Estate Agents.

DIRECTIONS

CONTACT

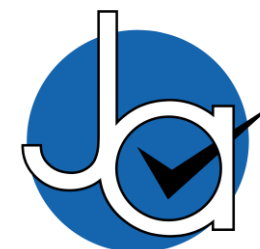
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