



Broadlands Way, Colchester

****GUIDE PRICE £325,000-£350,000**** This carefully maintained semi-detached house is defined by its balanced proportions and considered modern updates. Living spaces are light and practical, with an open-plan kitchen/dining room connecting directly to the garden. The house sits within a quiet residential setting and benefits from off-street parking, a garage and a neatly arranged rear garden.

Guide price £325,000

Broadlands Way

Colchester, CO4



- Well-proportioned semi-detached house arranged over two floors
- Three bedrooms, including two comfortable doubles and a versatile third room
- Detached garage and generous driveway parking
- Spacious dual-aspect sitting room with distinctive feature wall
- Contemporary family bathroom with full-height tiling and bath with shower over
- Quiet residential setting within easy reach of Colchester town centre
- Open-plan kitchen/dining room extending across the rear with garden access
- Private, low-maintenance rear garden with patio, lawn and timber outbuilding

The Property

The house is entered via a well lit entrance hall, leading through to a generously sized sitting room. This is a welcoming, sociable space with a large front-facing window and a distinctive feature wall that adds character without overwhelming the room. The proportions allow for flexible furniture arrangements, making it well suited to both everyday living and entertaining.

To the rear, the kitchen/dining room spans the width of the house. The kitchen is fitted with modern cabinetry, integrated appliances and a tiled splashback, while the dining area is positioned beside glazed doors opening directly onto the garden. This creates an easy flow between inside and out, particularly in the warmer months.

Upstairs, three bedrooms are arranged around a bright landing. The principal bedroom is set to the front, with a second double bedroom overlooking the rear. A third bedroom offers flexibility as a study, nursery or guest room. The family bathroom is finished in a contemporary style, with full-height tiling, a bath with shower over and a vanity unit with storage.

The Outside

The rear garden has been thoughtfully arranged for low maintenance, combining a paved terrace with an area of artificial lawn. Timber fencing provides enclosure, while planting softens the boundaries. A timber outbuilding offers useful storage or potential for hobby use.

To the front, a driveway provides ample off-street parking and leads to a detached garage. The overall setting feels open yet private, with a clear sense of space between neighbouring homes.

The Area

Broadlands Way is positioned to the north-east of Colchester, within a well-established residential neighbourhood characterised by low-density housing and a peaceful, suburban atmosphere.

The area is well placed for access to Colchester's historic city centre, which offers a wide range of independent shops, restaurants and cultural venues, alongside mainline rail services from Colchester North station providing direct connections to London Liverpool Street.

Everyday amenities are close at hand, with nearby supermarkets, local schooling and green spaces all within easy reach. The surrounding area also benefits from good road connections, making it well suited for both commuters and families alike.

Further Information

Tenure: Freehold

Council Tax: Colchester Band C

Construction: Brick

Mains water, gas, electricity and sewerage.

Seller position: Has found a property wants to buy

Mobile Coverage



Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>86</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>C</p>
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