RE/MAX PROPERTY HUB









16 Crestlands, Colchester, CO7 8AF

Guide price £340,000

GUIDE PRICE: £340,000 – £350,000 Beautifully presented and offering versatile accommodation throughout, this four-bedroom semi-detached home is situated in the sought-after village of Alresford, conveniently located for the train station, well-regarded schools, countryside walks and coastal routes.

The property has been thoughtfully arranged to suit a variety of lifestyles, with two flexible ground-floor bedrooms, one positioned alongside a shower room, making it ideal for multi-generational living, visiting guests or independent teenagers. A spacious lounge/diner provides an inviting living space, complemented by a modern kitchen and separate utility room. Upstairs, two further bedrooms and a family bathroom complete the accommodation.

Externally, the property benefits from generous driveway parking and an enclosed rear garden featuring decking and a substantial summerhouse with power and broadband, ideal for home working, hobbies or additional leisure space.

Combining flexible living arrangements with practical outdoor space and a desirable village location, this is an excellent opportunity for buyers seeking a home that can adapt to their needs.

Entrance Hall: 13'9" x 2'10" (4.21 x 0.88)
Bright entrance hall with stairs to first floor and access to principal rooms.

Ground Floor WC:
Convenient cloakroom with WC and wash hand basin.

Lounge / Diner: 24'7" x 11'10" (7.51 x 3.63)
Extended dual-aspect living room with patio doors opening onto the rear garden, with ample space for both seating and dining.

Kitchen / Breakfast Room: 10'5" x 10'0" (3.20 x 3.05)
Modern fitted kitchen with a range of units and work surfaces, overlooking the rear garden.

Utility Room: 12'4" x 6'2" (3.78 x 1.88)
Separate utility area with additional storage and appliance space.

Ground Floor Shower Room: 7'7" x 4'5" (2.33 x 1.37)
Ground floor shower room serving the rear bedroom, ideal for independent living.

Ground Floor Bedroom 3: 13'5" x 7'8" (4.11 x 2.36)
Versatile ground floor bedroom ideal for multi-generational living, guest room or private retreat.

Ground Floor Bedroom 4: 14'9" x 6'3" (4.50 x 1.91)
Versatile ground floor bedroom ideal for guest accommodation, home office or gym.

First Floor Landing: 7'6" x 3'9" (2.30 x 1.16)
First floor landing with access to two good sized bedrooms and family bathroom, storage cupboard with boiler and loft space.

Master Bedroom: 15'1" x 9'10" (4.60 x 3.02)
Generous double bedroom with fitted storage and windows to front aspect.

Bedroom 2: 9'5" x 7'9" (2.88 x 2.38)
Well-proportioned bedroom overlooking the rear garden.

Bathroom: 6'8" x 5'2" (2.05 x 1.58)
Modern family bathroom with L-shaped bath and shower over, WC and basin.

Outside Areas:
Enclosed rear garden mainly laid to lawn with decking and large summerhouse with power and broadband. Driveway parking to the front for multiple vehicles.

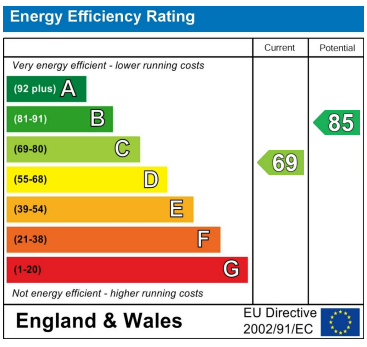
Floor Plan

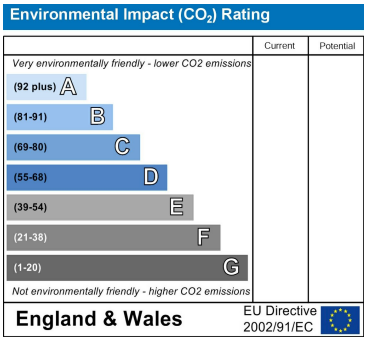


Area Map



Energy Efficiency Graph





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Tendring,
Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk https://remax.uk/associates/MelClarke