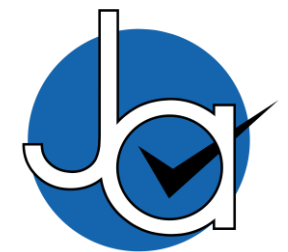




4 bedroom Detached House located in Colchester.

Guide Price
£650,000 - £700,000

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JOHN ALEXANDER
ESTATE AGENTS

Cambridge Road Colchester CO3 3NR

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £650,000 TO £700,000

Occupying a desirable position on the ever-popular Cambridge Road, this attractive four-bedroom family home offers generous and versatile accommodation throughout, featuring five reception rooms including a living room, dining room, study, conservatory and impressive garden room. Complemented by mature gardens, ample driveway parking and well-balanced living space, the property is ideally suited to modern family living and those seeking flexible accommodation in a highly regarded residential location

STEP INSIDE

Upon entering the property, a welcoming entrance hall provides access to the principal reception rooms. To the front of the home is the generously proportioned living room, measuring 17'9" x 11'6" (5.41m x 3.51m), featuring an attractive gas fire set within a decorative feature surround, creating a warm and inviting focal point to the room.

Leading through, the dining room measures 14'9" x 10'9" (4.50m x 3.28m) and provides an excellent space for both everyday family dining and entertaining. The room benefits from attractive engineered oak flooring and enjoys a central position within the home, linking seamlessly to the kitchen and additional reception accommodation.

The study, measuring 10'2" x 7'9" (3.10m x 2.36m), offers an ideal home office, playroom or snug, providing valuable flexibility to suit a variety of lifestyles.

The shaker-style kitchen/breakfast room, measuring 12'3" x 9'3" (3.73m x 2.82m) is fitted with a

comprehensive range of shaker-style wall and base units complemented by work surfaces incorporating a sink unit. Appliances include a four-burner ceramic hob and oven, with additional space and plumbing available for further appliances.

Beyond the kitchen is the conservatory, measuring 14'5" x 9'5" (4.39m x 2.87m), enjoying pleasant views over the rear garden and providing an additional reception area filled with natural light.

A particular feature of the property is the impressive garden room, measuring 21'4" x 8'4" (6.50m x 2.54m). This superb addition boasts a vaulted ceiling with Velux windows that flood the room with natural light, while French doors open directly onto the rear garden, seamlessly blending the indoor and outdoor spaces.

Completing the ground floor accommodation is the family bathroom, fitted with a panel-enclosed bath with shower over and glazed shower screen, low-level WC and a wash hand basin set within a vanity unit, providing useful storage beneath.

The first-floor landing provides access to four well-proportioned bedrooms. Bedroom One, measuring 12'3" x 10'8", benefits from fitted wardrobes, providing excellent storage. Bedroom Two measures 11'4" x 11'0" (3.45m x 3.35m), whilst Bedroom Three offers generous accommodation at 12'5" x 12'4" (3.78m x 3.76m). Bedroom Four, measuring 8'5" x 6'5" (2.57m x 1.96m), would serve equally well as a child's bedroom, nursery or home office. The bedrooms are served by a shower room.



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5



F



EPC

E





STEP OUTSIDE

Externally, the property continues to impress. The rear garden is fully enclosed, providing a wonderful degree of privacy and a safe environment for families and pets. Predominantly laid to lawn, the garden features a paved patio terrace adjoining the rear of the property, ideal for outdoor dining and entertaining. Well-stocked borders, mature shrubs and established hedging create an attractive backdrop throughout the seasons, while a summer house is included and will remain.

To the front of the property, a block-paved driveway provides off-road parking for several vehicles. A pathway leads to the entrance door, whilst a stone boundary wall, attractive planting areas and established hedging combine to create an appealing approach to this attractive family home.

THE LOCATION

Situated in the highly desirable Lexden area of Colchester, Cambridge Road is ideally positioned for families and commuters alike. Colchester City Centre is approximately 1.5 miles away, offering an excellent range of shops, restaurants and leisure facilities, whilst a selection of highly regarded primary and secondary schools are within easy reach. The property also benefits from convenient access to the A12 and Colchester North Station with direct services to London Liverpool Street.

AGENTS NOTE

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.





Cambridge Road, Colchester, CO3 3NR





FLOORPLAN



DIRECTIONS

CONTACT

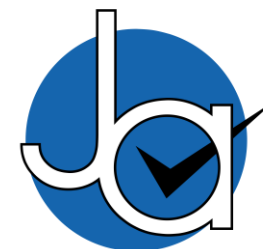
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