



4 bedroom Detached House located in Colchester.

Guide Price
£450,000 - £475,000

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JOHN ALEXANDER
ESTATE AGENTS

6 Greystones Close Colchester CO3 4RQ

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £450,000 TO £475,000

John Alexander is pleased to offer to market a spacious detached house situated in a quiet cul-de-sac off Shrub End Road. The property benefits from four bedrooms, four reception rooms, two bathrooms and off-road parking for several vehicles. Don't delay and call us to book your viewing.

STEP INSIDE

Step into a welcoming Entrance Hall, to the left, you'll find a door leading into the heart of the home: the Kitchen, measuring 13'10" x 8'10" (4.21m x 2.69m) It is well-positioned between multiple living areas, perfect for both everyday use and entertaining.

Off the kitchen and through a lobby a practical Reception Room awaits 16'1" x 8'0" (4.90m x 2.44m), which offers flexibility as a playroom, home office, or second lounge. Just beside it is a convenient Utility Room, perfect for laundry and extra storage, and a handy Ground Floor WC.

Adjacent to the kitchen is the Dining Room (4.92m x 2.87m), which seamlessly connects to a bright and airy Conservatory at the rear. This tranquil space offers delightful views of the garden and would make an ideal morning coffee spot or relaxation area.

The Dining Room also flows seamlessly into a generously proportioned Sitting Room measuring approximately 20'4" x 14'7" (6.11m x 4.48m). This light-filled space features dual-aspect windows, creating a

warm and inviting area ideal for family gatherings and relaxing evenings.

Completing the ground floor is a spacious Bedroom 15'0" x 8'9" (4.60m x 2.70m) located off a private Hall, along with two built-in Cupboards and a full Bathroom, making this an ideal guest suite or accessible accommodation for multi-generational living.

Upstairs, the Landing provides access to three further Bedrooms and additional facilities.

The Main Bedroom 14'7" x 10'11" (4.50m x 3.30m) offers ample space and is well-served by adjacent storage closets.

The second Bedroom 12'4" x 12'0" (3.80m x 3.70m) is similarly well-proportioned with dual aspect windows and built-in wardrobes.

A third Bedroom 9'10" x 7'3" (2.80m x 2.20m) is perfect for use as a child's room, nursery, or home office.

These bedrooms share a convenient Shower Room and separate WC, offering practicality for busy family mornings.

STEP OUTSIDE

The garden is partly given over to lawn, softened by thoughtfully placed shrub borders and enclosed by fences, creating a sense of privacy and enclosure. A patio area provides ample space for outdoor dining and relaxation, seamlessly connecting the house to the garden. Practicality was not forgotten; a collection of sheds provides ample outside storage for



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garden tools, equipment, and other necessities. There is also the addition of a charming greenhouse.

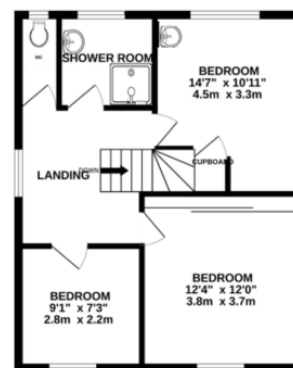
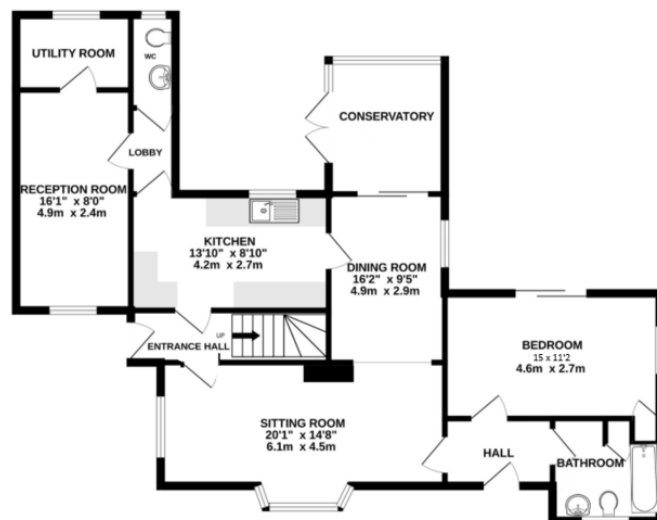
Completing the picture, off-road parking at the front of the property easily accommodated several vehicles.

THE LOCATION

Greystones Close is located in a quiet cul-de-sac in the Prettygate area of Colchester. It's a peaceful, family-friendly neighbourhood with good schools, local shops, and green spaces nearby. The area has low crime, easy bus access, and is about two miles from Colchester Town railway station and a short ride to the City Centre.



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

CONTACT

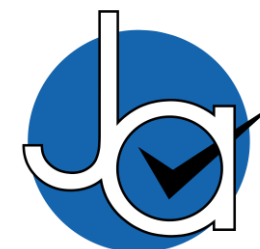
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