

4 bedroom Detached House located in Colchester.

Guide Price
£425,000 - £450,000

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Helen Ewing Place Colchester CO2 8WS

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £425,000 TO £450,000

A beautifully presented four-bedroom detached family home offering spacious and versatile accommodation throughout, enhanced by bespoke shutters, solar panels, a detached double garage and driveway parking for four vehicles. The property features a well-appointed kitchen with breakfast area, a separate utility room, a cloakroom, a family bathroom and an ensuite to the principal bedroom. Benefiting from a private rear garden and a desirable Colchester location, this well-appointed home is ideally suited to modern family living.

STEP INSIDE

Entrance Hallway, 14'10" x 6'6", 4.52m x 1.99m

Entrance door, radiator, stairs rising to the first floor landing, bespoke fitted understairs storage drawers and cupboard, laminate flooring, doors leading off

Cloakroom, 6'0 x 3'1", 1.83m x 0.95m

Low level WC, wash hand basin, radiator, extractor fan and tiled flooring

Lounge, 21'9" x 11'8", 6.65m x 3.57m

Three double glazed windows with bespoke shutters, French doors open onto the rear garden, three radiators and laminate flooring

Dining Room, 14'10" x 10'4", 4.54m x 3.17m

Two double glazed windows with bespoke shutters, two radiators and laminate flooring

Kitchen & Breakfast Area, 14'8" x 15'7", 4.49m x 4.76m

Double glazed window, wall and base level units, sink and drainer with mixer tap over, electric oven and four ring gas hob, extractor fan, worktops and

space for dishwasher and fridge/freezer, tiled flooring, two radiators, French doors open onto the rear garden, and door to utility room

Utility Room, 5'5" x 6'5", 1.67m x 1.96m

Door to rear garden, worktops, sink and drainer, space for washing machine, cupboards, extractor fan and tiled flooring

First Floor Landing, 15'7" x 4'9", 4.76m x 1.47m

Two double glazed windows, full height storage cupboard and airing cupboard with additional storage, carpet, loft hatch with ladder leading to a partly boarded loft with electricity, doors leading off

Master Bedroom, 14'11" x 10'5", 4.57m x 3.18m

Two double glazed windows with bespoke shutters, radiator, carpet, door to:

En Suite, 3'1" x 7'0", 0.95m x 2.17m

Double glazed obscure window, low level WC, wash hand basin, shower cubicle, extractor fan and tile flooring

Bedroom Two, 14'10" x 9'1", 4.53m x 3.18m

Dual aspect double glazed windows to front and rear, radiator, carpet

Bedroom Three, 9'10" x 11'7", 3.01m x 3.54m

Dual aspect double glazed windows to front and rear with bespoke shutters, radiator, carpet

Bedroom Four, 12'2" x 6'7", 3.72m x 2.02m

Double glazed window with bespoke shutter, radiator, carpet

Family Bathroom, 11'7" x 5'8", 3'54" x 1.75m

Double glazed window, low level WC, wash hand basin, bath with shower over, extractor fan and tile flooring



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STEP OUTSIDE

Front of Property

Low maintenance front garden, not over looked and a low maintenance side garden. Double width driveway providing off road parking for four cars, leading to the garage

Garage, 19'1" x 17'7", 5.84m x 5.36m

Detached, brick built double garage with power, lighting, two up and over doors, and a personal side door

Rear Garden

Fully enclosed, laid to lawn, patio area with gated access to the side, leading to the driveway

Further benefits include the addition of solar panels, helping to improve the home's energy efficiency and reduce running costs.

THE LOCATION

Nestled in a quiet position with minimal passing traffic, Helen Ewing Place enjoys a wonderfully peaceful setting while remaining within easy walking distance of a range of everyday amenities. Residents can stroll to a popular family and dog-friendly café renowned for its excellent food, as well as a convenience store, nursery, barbers and beauty salon. The area is particularly well suited to families and outdoor enthusiasts, with recreational facilities, scenic woodland walks, cycle paths, bus stops and well-regarded schools all close by. The welcoming community is one of the area's standout features, with the current owners commenting, "We wish we could take our neighbours with us when we move!" This is a location that perfectly combines convenience, recreation and a strong sense of community.



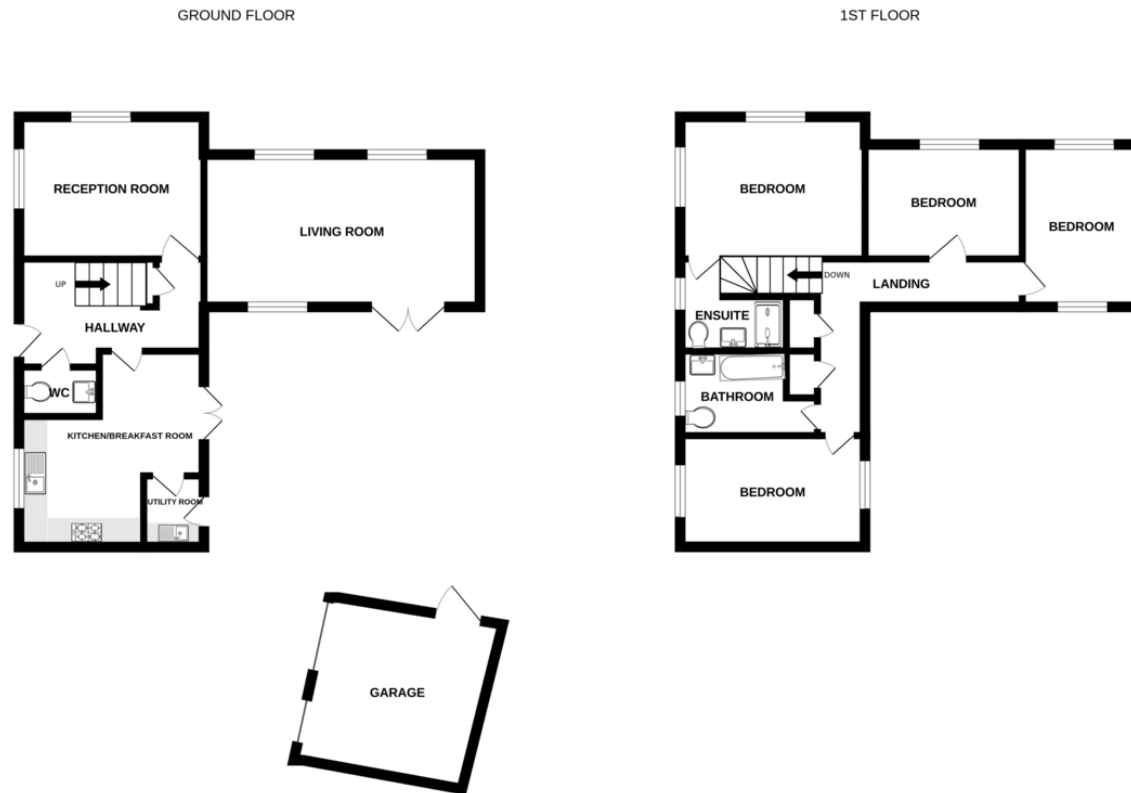


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FLOORPLAN



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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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.

DIRECTIONS

CONTACT

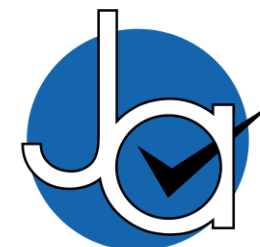
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