



# 3 bedroom Detached Bungalow located in Colchester.

Guide Price  
£350,000 - £375,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# 2B Queen Elizabeth Way Colchester CO2 8QH

## FULL DESCRIPTION

### OVERVIEW

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John Alexander are pleased to present to the market this three-bedroom detached bungalow, ideally situated in the south of Colchester, close to local amenities as well as primary and secondary schools.

The property features a spacious lounge, a separate kitchen, an en-suite to the master bedroom, a family bathroom, an enclosed rear garden, and a driveway at the front.

### STEP INSIDE

Upon entering the property, you are welcomed into a bright and inviting entrance hall, setting the tone for this beautifully presented and well-maintained home.

To the left is Bedroom One, a spacious double room measuring 12'8" x 10'9" (3.86m x 3.28m), complete with a private ensuite shower room at 8'0" x 2'11" (2.44m x 0.89m), offering both comfort and convenience.

Adjacent is Bedroom Two, another generously sized double room at 10'10" x 9'9" (3.30m x 2.97m), ideal for guests or family members.

Moving through the hall, you arrive at the heart of the home-the lounge, a warm and welcoming space measuring 14'5" x 13'9" (4.39m x 4.19m). This room features an elegant electric fire, creating a cosy focal point perfect for relaxing evenings.

Next to the lounge is the stylish kitchen, thoughtfully designed in a classic Shaker style. Measuring 14'6" x 10'4" (4.42m x 3.15m), it is well-equipped with an integrated fridge freezer, oven and hob, and a built-in extractor fan, making it both practical and aesthetically pleasing. The generous layout allows for both cooking and dining, making it a sociable hub of the home.

Further along is Bedroom Three, a versatile space measuring 10'4" x 8'7" (3.15m x 2.62m), suitable as a third bedroom, home office, or study.

Completing the accommodation is the family bathroom, smartly presented and functional at 7'4" x 5'9" (2.24m x 1.75m), serving the household with ease.

### OUTSIDE

To the rear of the property, there is a garden enclosed by panel fencing with patio area which wraps around the home.

To the front, there is a lawned area with a driveway providing off road parking to the side.

### THE LOCATION

Queen Elizabeth Way is a well-connected residential and commercial area located in the northeast of the town. It offers convenient access to local amenities, including shops, schools, and parks, while being close to main transport routes for easy travel across Colchester and beyond. The surroundings are a mix of modern housing and established neighborhoods, providing a balanced suburban feel with good community facilities.



3



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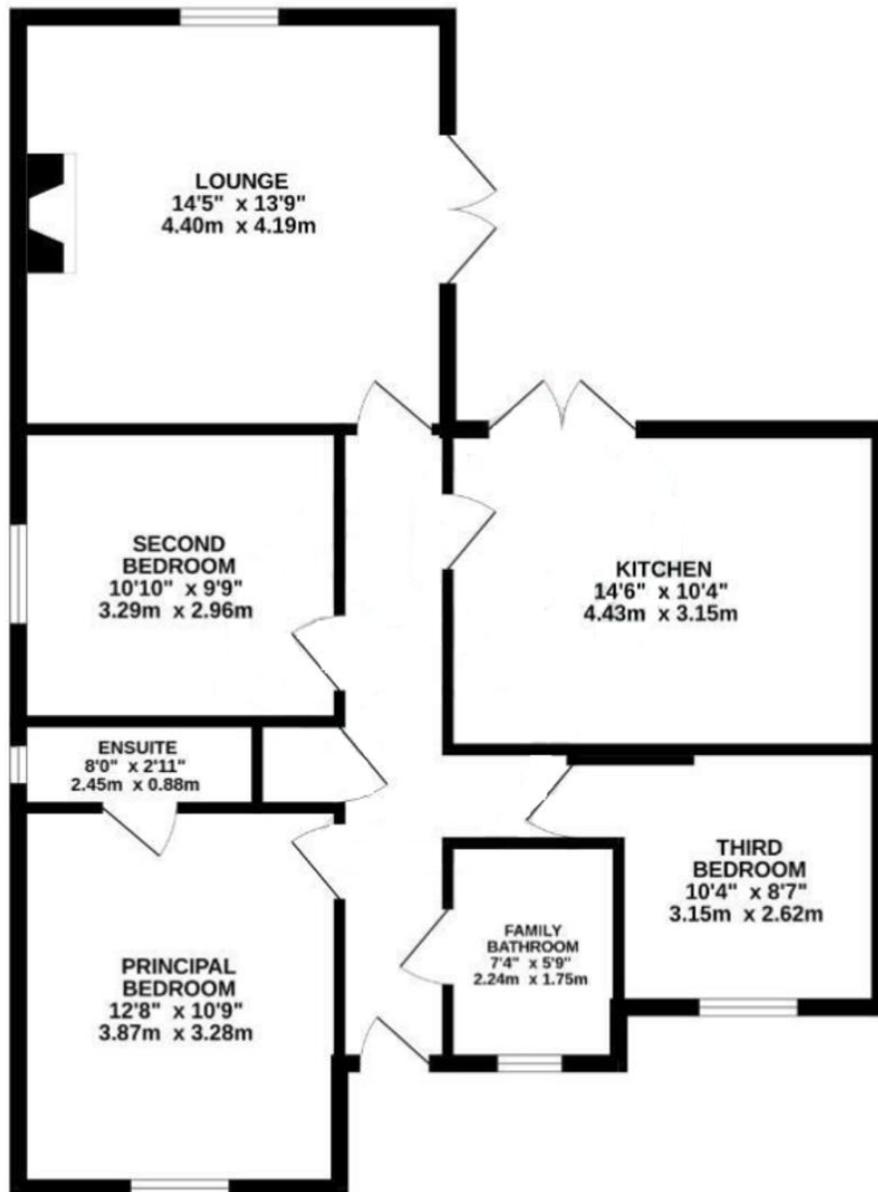
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## FLOORPLAN



### CONTACT

99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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