



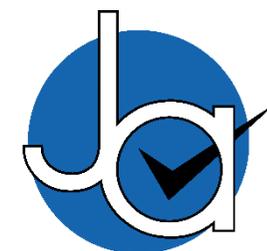
**4 bedroom  
Detached  
House located  
in Colchester.**

Guide Price  
**£500,000 - £550,000**

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# Straight Road Colchester Essex CO3 9DE

## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE OF £500,000 - £575,000 \*\*\*

Welcome to this delightful and expansive four-bedroom extended detached property, ideally situated on Straight Road to the west of Colchester. This home enjoys a prime location, providing easy access to top-rated schools, the convenient A12 roadway, and the Colchester mainline train station, which offers quick and seamless connections to London. Combining both comfort and convenience, this residence caters to the needs of modern living.

### STEP INSIDE

As you step through the entrance porch into the welcoming hallway (2.17m × 3.95m / 7'1" × 13'0"), you'll find to your left a versatile dining room/bedroom four measuring an impressive 3.75m × 4.38m (12'4" × 14'4"), complete with an open fireplace-perfect for intimate dinners or cosy gatherings. Beyond this space, the lounge (3.40m × 3.69m / 11'2" × 12'1") invites you to unwind with its warm ambiance, enhanced by a multi-fuel burner and double doors that open into a bright garden room or study, offering tranquil views of the rear garden.

The well-appointed kitchen (2.47m × 2.52m / 8'1" × 8'3"), complemented by a generous kitchen extension (2.47m × 5.42m / 8'1" × 17'9"), provides ample room for culinary pursuits, while the adjacent dining area (3.40m × 2.46m / 11'2" × 8'1") creates a welcoming space for family meals. A practical utility room and a convenient downstairs WC (1.45m × 1.45m / 4'9" × 4'9") further enhance the functionality of the ground floor. Completing this level is a spacious second reception room (3.25m × 4.23m / 10'8" × 13'10"), ideal for relaxation or entertaining.

Upstairs, the principal bedroom offers an exceptional retreat, measuring 3.61m × 6.46m (11'10" × 21'2") and featuring an en-suite shower room (2.46m × 1.71m / 8'1" × 5'7") along with a charming Juliette balcony overlooking the mature rear garden. Two additional bedrooms-one generously sized at 3.41m × 3.71m (11'2" × 12'2") and one cosy at 2.46m × 2.49m (8'1" × 8'2")-provide comfortable accommodation for family or guests. A beautifully designed family bathroom (2.26m × 2.61m / 7'5" × 8'6") and a well-proportioned hallway (2.46m × 2.11m / 8'1" × 6'11") complete the first floor.

### THE OUTSIDE

Externally, this property features off-road parking on a private driveway at the front, ensuring ease of access for both residents and guests. The expansive and unoverlooked rear garden, predominantly laid to lawn, offers a wonderful space for outdoor relaxation and recreation. Finally, a garage offers secure storage for vehicles or other belongings, and there is also side entrance access to the garden.

### ADDITIONAL INFORMATION

Multi-fuel log burner in Living Room

South facing garden

Windows and doors to rear renewed in 2021/2022

New electrics to garage/garden shed in 2023

Close to North Station and major road network

Within close proximity to key school catchment areas.

### THE LOCATION

Residents enjoy easy access to local shops, schools, and parks, making it a desirable location for families and professionals. Well-connected transport links, including the A12 motorway and public transportation options, ensure ease of commuting. The neighbourhood offers a peaceful residential setting with a mix of historical charm and modern convenience.



4



2



3



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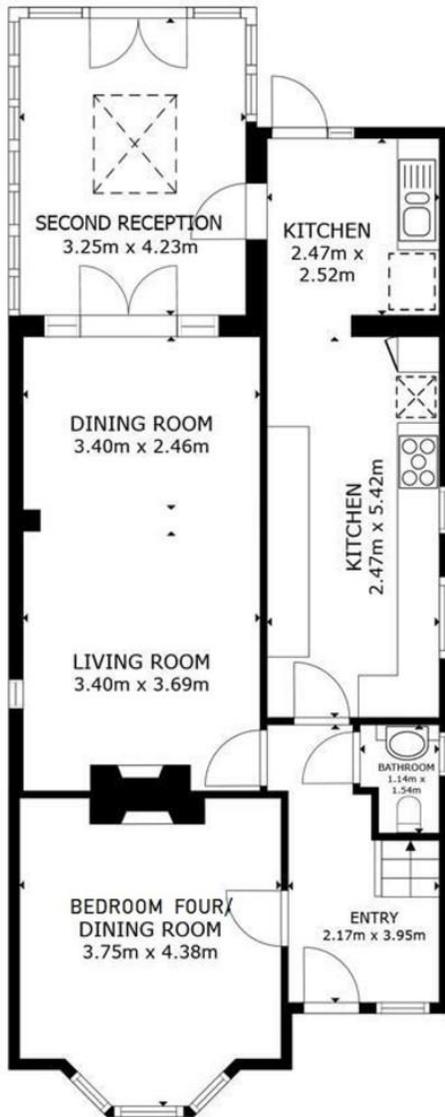




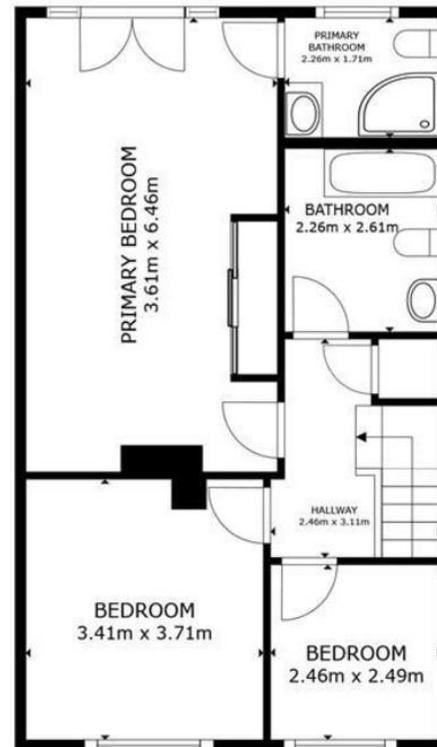
Straight Road, Colchester, Essex, CO3 9DE, CO3 9DE



## FLOORPLAN



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 83.3 m<sup>2</sup> FLOOR 2 61.3 m<sup>2</sup>  
TOTAL : 144.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## DIRECTIONS

### CONTACT

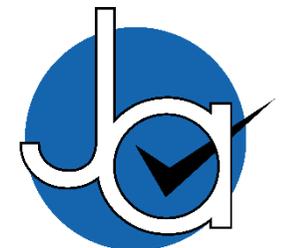
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