



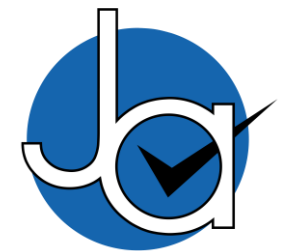
**4 bedroom  
Detached  
House located  
in Colchester.**

Guide Price  
**£500,000 - £550,000**



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# Gladiator Way Colchester CO2 9PS

## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE OF £500,000 - £550,000 \*\*\*

John Alexander are proud to present to market this beautiful four bedroom detached family home with a double garage situated in the popular South West district of Colchester. Being conveniently located for the A12, Stanway Retail Parks, Marks Tey railway station with its direct links to London Liverpool Street, Ipswich and Norwich.

The property benefits include a lounge, dining room, kitchen, utility room, cloakroom, en-suite to master, family bathroom, double garage, driveway, front and rear gardens.

Internal viewing of this property is highly recommended.

### ENTRANCE HALL

Doors to:

### CLOAKROOM

### LOUNGE

15' 10" x 12' 0" (4.83m x 3.66m)

### DINING ROOM

9' 8" x 10' 7" (2.95m x 3.25m)

### KITCHEN

14' 2" x 8' 9" (4.34m x 2.69m)

### UTILITY ROOM

6' 0" x 5' 6" (1.83m x 1.68m)

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

12' 2" x 10' 0" (3.71m x 3.07m)

### ENSUITE

### BEDROOM TWO

14' 6" x 8' 11" (4.42m x 2.74m)

### BEDROOM THREE

10' 11" x 9' 8" (3.35m x 2.97m)

### BEDROOM FOUR

9' 8" x 8' 3" (2.97m x 2.54m)

### BATHROOM

### OUTSIDE

To the rear for the property, there is an enclosed garden, mostly laid to lawn with a patio area, access to the double garage and a side access gate.

To the front of the property, there is a pathway leading to the entrance door having lawned areas either side and a driveway leading to the double garage with up and over doors.



4



2



2



EPC

TBC







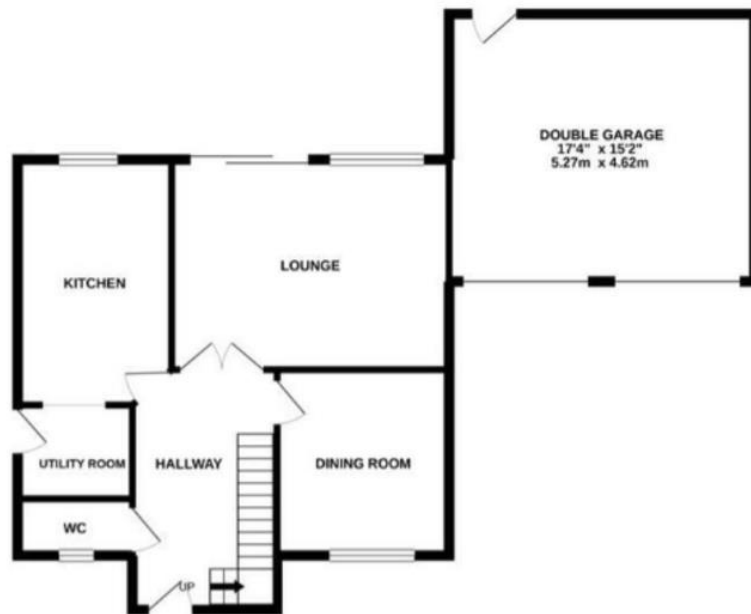
Gladiator Way, Colchester, CO2 9PS



## FLOORPLAN



GROUND FLOOR



1ST FLOOR



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

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