



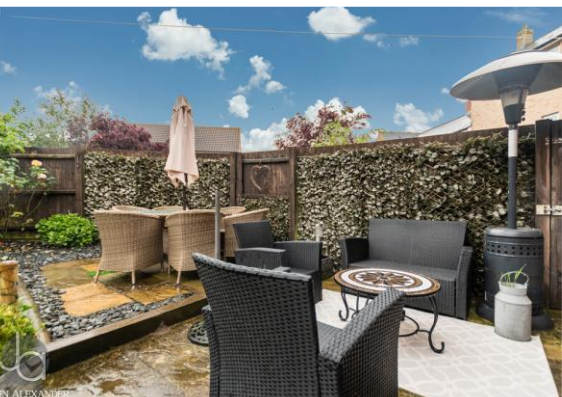
4 bedroom Detached House located in Colchester.

Guide Price
£400,000 - £435,000

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Scrivener Close Colchester CO4 5ZL

FULL DESCRIPTION

OVERVIEW

Welcome to Scrivener Close, a beautifully presented and spacious 4-bedroom detached family residence located in the highly sought-after area to the north of Colchester town centre. This impressive home offers the perfect blend of comfort and convenience, with easy access to Colchester North mainline railway station and the A12 dual carriageway.

STEP INSIDE

The ground floor of Scrivener Close is thoughtfully designed to offer both comfort and functionality for modern family living. As you enter through the welcoming entrance hall, you'll find a convenient under stairs storage cupboard and a cloakroom.

The bright and airy sitting room features a large front window and double French doors that open to the rear garden, allowing ample natural light to flood the space and providing a perfect area for relaxation and entertainment.

The modern kitchen/family room is well-appointed with work surfaces with ample drawers and cupboards, and wall-mounted storage cupboards with concealed lighting.

Adjacent to the kitchen, the utility room provides additional practicality. It also houses the gas-fired boiler and offers direct access to the rear garden through a double glazed door, making it an ideal space for managing laundry and outdoor activities.

The upstairs offers a well-designed and comfortable living space, ideal for family life. Upon reaching the first floor via the gallery style landing, which includes access to loft space and a window to the front, you'll find four spacious bedrooms and two bathrooms.

The master bedroom is a serene retreat with two built-in wardrobes and a window overlooking the rear garden. It features an en-suite.

The second bedroom, located at the front of the house, also includes a built-in wardrobe, providing ample storage space. The third bedroom has a window to the rear, while the fourth bedroom, positioned at the front, is perfect for a guest room or home office.

The family bathroom features a modern suite with a panelled bath and shower attachment, wash hand basin, low level WC, part-tiled walls, and a heated towel rail, along with a window to the rear that ensures plenty of natural light.

OUTSIDE

The outside and grounds of Scrivener Close are designed to enhance the property's appeal and provide ample space for outdoor living and activities. The property is set within a well-maintained plot in a desirable residential area. The front of the house features a neatly landscaped garden, complemented by a driveway that provides off-street parking and leading to a car port, offering additional storage or multiple parking space.

The rear garden is a highlight, offering a private and enclosed outdoor area perfect for family gatherings, play, and relaxation. There is also a patio area adjacent to the house, ideal for outdoor dining and entertaining during the warmer months.



4



2



2



LOCATION

The property at Scrivener Close boasts a highly sought-after location to the north of Colchester town centre, offering residents both convenience and tranquility. Situated in a desirable residential area, the neighborhood is renowned for its peaceful ambiance and family-friendly atmosphere. The property also sits in the catchment for the sought after Gilbert school.

One of the key advantages of this location is its proximity to essential amenities and transportation links. Colchester North mainline railway station is easily accessible, providing convenient connections to major cities and commuter routes. Additionally, the nearby A12 dual carriageway offers swift access to surrounding areas and beyond, making it ideal for commuters.

LOUNGE

23' 3" x 11' 3" (7.09m x 3.43m)

WC

KITCHEN

23' 3" x 10' 10" (7.09m x 3.3m)

UTILITY ROOM

1' 93" x 1' 73" (2.67m x 2.16m)

MASTER BEDROOM

3' 38" x 3' 05" (1.88m x 1.04m)

EN SUITE

3' 38" x 1' 63" (1.88m x 1.91m)

BEDROOM TWO

3' 51" x 3' 05" (2.21m x 1.04m)

BEDROOM THREE

3' 35" x 3' 12" (1.8m x 1.22m)

BEDROOM FOUR

3' 35" x 2' 24" (1.8m x 1.22m)

BATHROOM



Scrivener Close, Colchester, CO4 5ZL

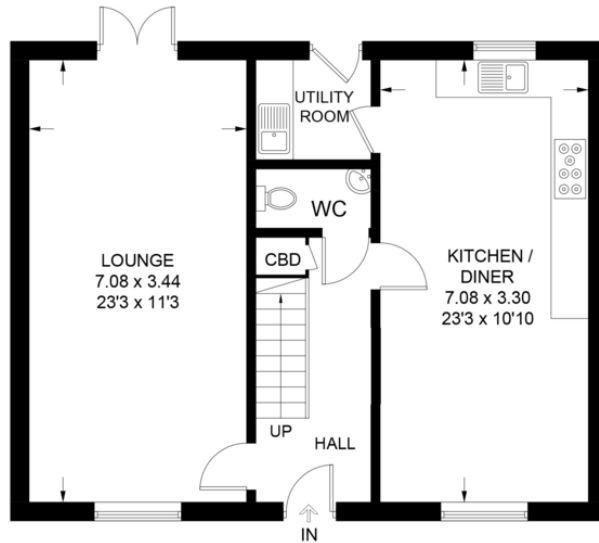
2' 34" x 1' 91" (1.47m x 2.62m)



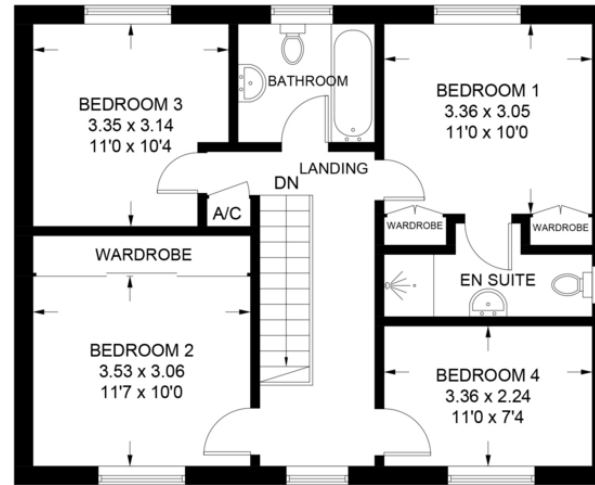
FLOORPLAN

Scrivener Close

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft



Ground Floor
64.3 sq m / 692 sq ft



First Floor
63.9 sq m / 688 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

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