



## 3 bedroom Semi-Detached House located in Colchester.

Guide Price  
£375,000 - £400,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Hazelton Road Colchester CO4 3DU

## FULL DESCRIPTION

### THE HOME

The heart of this magnificent home is the expansive and high-specification kitchen diner that beams with natural light, accompanied by a separate cozy lounge and an alluring conservatory that overlooks a breathtaking landscaped garden. Imagine a stunning outdoor oasis, meticulously designed, with lush greenery, vibrant flowerbeds, tranquil water features, and alfresco dining areas, all amplified by the property's south-facing aspect, allowing for sunlight to dance across the flora.

Spanning approximately 70 feet, the garden is not only a visually arresting spectacle but also provides a serene retreat from the hustle and bustle of daily life, eventually leading you to the convenient garage space. The residence's upper level presents three well-proportioned bedrooms, providing a peaceful sanctuary for rest, alongside a modern family bathroom fitted with premium amenities.

Further capping off the practical elegance of this estate, the expansive driveway accommodates parking for three vehicles with ease.

This sensational home is not only a bastion of luxury and tasteful accommodation but also brims with immense potential. To truly appreciate the grandeur and prospects it presents, we earnestly recommend an early inspection to prevent any disheartening miss of the opportunity to call this residence your new home.

### MEASUREMENTS

Entrance Hall

Living Room

13' 4" into bay x 12' max (4.06m x 3.66m)

WC

Kitchen/Diner

19' 9" x 11' 9" (6.02m x 3.58m)

Conservatory

12' 6" x 8' 3" (3.81m x 2.51m)

First Floor

Landing

Bedroom One

14' x 12' 7" max (4.27m x 3.84m)

Bedroom Two

12' 9" x 11' 9" max (3.89m x 3.58m)

Bedroom Three

7' 8" x 7' 5" (2.34m x 2.26m)

Bathroom

Outside

Garage



3



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## FLOORPLAN



Not to Scale.  
For Illustrative Purposes Only.

## DIRECTIONS

### 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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