



3 bedroom Semi-Detached House located in Colchester.

Guide Price
£350,000 - £375,000

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JOHN ALEXANDER
ESTATE AGENTS

Holman Crescent Colchester CO3 4PE

FULL DESCRIPTION

THE HOME

This immaculate three-bedroom, semi-detached home provides an ideal setting for family living. The home offers spacious and elegantly appointed living spaces, including a cosy separate lounge, a modern kitchen that flows seamlessly and three double well-proportioned bedrooms accompanied by a stylish family bathroom.

Upon entry, the welcoming hallway greets you with a downstairs cloakroom under-stairs storage and a convenient cupboard. The hallway extends both to the lounge and to the expansive kitchen/dining area. Modern radiators align the wall.

Nestled at the back of the property, you'll discover a spacious, open-concept kitchen/dining that's both expansive and elegantly arranged, offering an ideal setting for family gatherings and social activities. The kitchen boasts a suite of coordinated matt-finish cabinetry at both base and eye level, complemented by a sophisticated radiator.

Moving to the front of the home, the lounge presents a double-glazed window facing the front, a sleek vertical radiator, and a contemporary fireplace, creating a warm and welcoming ambiance.

On the first floor, the landing gives access to all three bedrooms, the family bathroom, and loft hatch. All three bedrooms are of generous size offering double bed status.

Lastly, the family bathroom has been elegantly fitted with a corner shower with wall mounted waterfall shower head, handwash basin and low level w/c into vanity unit all with black fittings, a panelled bath with mixer tap, tiled flooring, marble effected partly tiled walls, spot lights to the ceiling, and a double glazed window to both the side and rear.

At the property's front, there exists a driveway that is paved and can accommodate a minimum of two cars. The back garden predominantly consists of a grassy lawn and includes two distinct patio spaces.

LOCATION

Located in the delightful neighbourhood of Prettygate

Its well-regarded local amenities often cater to a family-oriented demographic, with a selection of local shops, healthcare services, and community centres that foster a tight-knit atmosphere.

Prettygate is also well-connected in terms of transport; it lies close to important road routes and public transport links, enabling easy travel to London



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904

sq



KITCHEN

19' 11" x 9' 5" (6.07m x 2.87m)

LOUNGE

13' 7" x 11' 3" (4.14m x 3.43m)

BEDROOM ONE

10' 10" x 9' 5" (3.3m x 2.87m)

BEDROOM TWO

11' 1" x 10' 5" (3.38m x 3.18m)

BEDROOM THREE

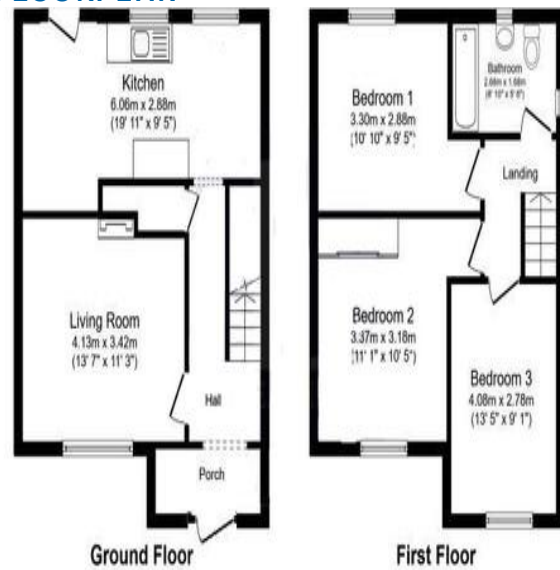
13' 5" x 9' 1" (4.09m x 2.77m)

BATHROOM

8' 10" x 5' 6" (2.69m x 1.68m)



FLOORPLAN



Total floor area 84.0 sq. m. (904 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Leaders. Powered by www.focalagent.com

DIRECTIONS

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