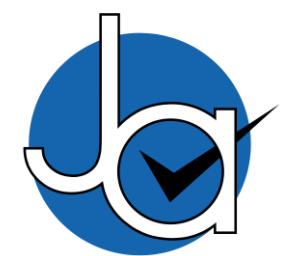




**2 bedroom Mid
Terraced
House located
in Colchester.**

**Guide Price
£290,000 - £310,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Birchwood Drive Colchester CO4 6AW

FULL DESCRIPTION

*** GUIDE PRICE £290,000 TO £310,000 ***

John Alexander is proud to present this idyllic two bedroom, two bathroom mid-terraced home nestled north of Colchester, this location offers excellent access to a range of educational institutions, convenient bus routes, and a variety of amenities. This delightful property offers a perfect blend of modern living and serene surroundings, ideal for families and professionals alike.

As you approach the property, you are greeted by a beautifully landscaped front garden and a welcoming façade. Step inside to discover a spacious and light-filled interior that boasts an open-plan living area, perfect for entertaining guests or enjoying cosy family evenings.

The well-appointed kitchen features contemporary fixtures, ample storage space, and integrated appliances that make cooking a joy.

The property features three generously sized bedrooms, each with ample natural light and built-in wardrobe space. The master bedroom, complete with an en-suite bathroom, provides a tranquil retreat for relaxation.

An additional family bathroom, outfitted with modern fittings, serves the other bedrooms and guests.

Outside, the private rear garden offers a serene escape, featuring a well-maintained lawn and patio area, perfect for alfresco dining or summer barbecues. The rear garden is enclosed by wood panelled fencing and paved path which leads to the allocated parking bay.

DIMENSIONS

Entrance Hall

Living Room 14'8" x 10'6" (4.47m x 3.20m)

Kitchen/Diner 10'6" x 9'9" (3.20m x 2.97m)

Utility Area 5'3" x 3'3" (1.60m x 0.99m)

Downstairs Cloakroom

Landing

Access to loft space

Bedroom One 8'9" x 8'2" (2.67m x 2.49m)

En-suite 9'6" x 4'11" (2.90m x 1.50m)

Bedroom Two 13'11" x 8'2" (4.24m x 2.49m)

Bathroom 7'8" x 5'6" (2.34m x 1.68m)

LOCATION

Birchwood Drive is perfectly situated in a peaceful residential area to the north of Colchester, providing a wonderful balance of tranquillity and accessibility. This location is ideal for families and professionals alike, with excellent local schools just a short distance away.

Residents will appreciate the variety of amenities within easy reach, including a selection of shopping facilities that cater to everyday needs. The nearby Northern Gateway offers exciting new sports facilities, promoting an active lifestyle and providing opportunities for recreation and fitness.

Public transport routes are conveniently located, allowing for effortless commuting to Colchester City centre and beyond. With its close proximity to parks and green spaces, this area also invites outdoor enthusiasts to explore nature trails and enjoy leisure activities.



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FLOORPLAN



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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