



4 bedroom Detached House located in Colchester.

Guide Price
£600,000 - £650,000

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JOHN ALEXANDER
ESTATE AGENTS

Straight Road Colchester Essex CO3 9DD

FULL DESCRIPTION

THE HOME

Welcome to this exquisite property that boasts elegance and functionality. Enter through the double-glazed door into a generous entrance hall, which features a large, double-glazed obscured window that fills the space with natural light and gracefully leads to the staircase ascending to the first floor. From the hall, you can access a separate lounge, a stunning kitchen/sitting/dining area, and a convenient cloakroom equipped with a stylish low-level w/c, a hand wash basin set in a vanity unit, a chrome heated towel rail, partly tiled walls, and an extractor fan.

The lounge, situated at the front of the home, is accentuated by a striking double-glazed bay window fitted with electric remote-controlled blinds. This inviting space includes a radiator and a useful understairs cupboard, making it both comfortable and practical.

At the heart of this home lies the magnificent open-plan living area at the rear, which offers abundant space for a large dining table and inviting sofas, complemented by the warmth of underfloor heating. The room features elegant marble-effect tiled flooring that seamlessly connects to the entrance hall. The dual aspect design, highlighted by double-glazed bifolding doors that open to the rear garden and an additional double-glazed window to the side, along with a spacious double-glazed skylight overhead, fills the area with natural light and provides a delightful view of the outdoors.

The kitchen is a chef's delight, boasting a stylish array of matching base and eye-level units for optimal storage, a high-end Miele electric oven, an integrated fridge/freezer, and a central island with a host of cupboards and drawers. Additional features include worktops with an inset Neff induction hob and an extractor above, as well as a sink with a mixer/boiler tap, and an integrated washing machine and dishwasher.

Ascending to the first floor, the landing leads to the stairs that continue to the second floor and provides access to three double bedrooms, one of which is en-suite, and a luxurious family bathroom. Bedrooms three and four are positioned at the rear, offering serene views overlooking the well-kept garden, while bedroom two at the front features a double-glazed window for plenty of light, along with a radiator and a beautifully designed en-suite shower room. The en-suite is elegantly fitted with a spacious double shower cubicle, a low-level w/c, a hand wash basin in a stylish vanity unit, a matte black heated towel rail, and an extractor fan.

The family bathroom reflects the high standards displayed throughout the home, featuring a bath with a glass screen and shower over, his-and-hers hand wash basins in a chic vanity unit with storage beneath, a low-level w/c, sumptuous marble-effect tiled flooring, and a chrome heated towel rail, along with a double-glazed obscured window.

The second-floor landing leads to the opulent master bedroom, another bathroom that can function as an en-suite, and an area for additional storage with access to the boiler cupboard. The master bedroom is a peaceful retreat, enhanced by three double-glazed Velux windows, complete with fitted blinds, an eaves storage cupboard, and full-length fitted wardrobes from Sharps.

The second-floor bathroom features a luxurious standalone roll-top bath, a sink in a vanity unit, a low-level w/c, a double-glazed Velux window, a heated towel rail, elegant marble-style tiled flooring, and an extractor fan.



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Outside, the captivating rear garden is thoughtfully landscaped, primarily laid to lawn with a spacious patio area perfect for al fresco entertaining. A stepped path leads to the detached garage, adorned with mature trees and plants, and a side gate provides access to the front of the property, all enclosed by secure panel fencing. The detached garage is a versatile space with a personal door, power, lighting, and a water supply, accessible via Claimont Road.

At the front, a well-maintained block-paved driveway accommodates several vehicles, surrounded by flourishing bushes, plants, and trees, with an additional gate allowing convenient access to the rear garden. This outstanding property offers a harmonious blend of style, space, and practicality, making it the perfect family home.

THE LOCATION

Situated to the west of the city centre, residents benefit from a suburban atmosphere while remaining within easy reach of urban amenities.

Families with children will appreciate the proximity to various reputable schools and educational institutions, both primary and secondary, ensuring quality education within a short distance. The region also offers several parks and green spaces, perfect for outdoor activities, leisurely strolls, or family picnics.

For those commuting, the property is conveniently located near major roadways, providing swift access to the A12 and beyond and the area is well-connected, with excellent public transport options.



FLOORPLAN



GROSS INTERNAL AREA
FLOOR 1: 915 sq ft, 85 m², FLOOR 2: 640 sq ft, 60 m²
FLOOR 3: 292 sq ft, 27 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 70 sq ft, 6 m²
TOTAL: 1848 sq ft, 172 m²

DIRECTIONS

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