



**4 bedroom  
Link Detached  
located in  
Colchester.**

**Guide Price  
£350,000 - £375,000**

Find us on..



**JOHN ALEXANDER  
ESTATE AGENTS**



# Axial Drive Colchester CO4 5RY

## FULL DESCRIPTION

### THE HOME

\*\*\*GUIDE PRICE £350,000 TO £375,000\*\*\*

Welcome to this beautifully presented home located in the sought-after area of Colchester. This impressive four bed-room, two bathroom linked detached house offers a perfect blend of modern living and comfort, ideal for families and professionals alike.

The exterior boasts a charming façade with well-maintained landscaping, featuring a private driveway with ample parking space. A delightful front garden welcomes you, adorned with an array of shrubs, leading to the front entrance.

Upon entering this charming property, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home. The hallway provides a warm and inviting first impression, leading you into the heart of the home. Immediately to your left, you'll find a conveniently located downstairs cloakroom, perfect for guests and everyday use.

Opposite the entrance hall is a modern, well-equipped kitchen that is both functional and stylish and equipped with modern integrated appliances and ample storage options are available, offering countless cabinets and drawers to keep your kitchen organized and clutter-free.

At the rear of the house, the light and airy reception/dining room creates a warm and cosy atmosphere, making it an ideal space for relaxing or entertaining. The design benefits from an abundance of natural light, courtesy of the French doors that open directly onto the west-facing garden. This partly terraced and lawned garden is perfect for enjoying sunny

afternoons and outdoor gatherings.

Additionally, a large cupboard in the reception room provides further storage solutions, establishing a practical yet stylish living space.

Moving to the first floor, you'll find three well-proportioned double bedrooms and one single bedroom which can be used for a children's bedroom or study. The master bedroom is a particular highlight, featuring its own en-suite shower room for added convenience and privacy. The layout is ideal for both comfort and functionality, making it easy to unwind after a long day.

This property also boasts several beneficial features including side access to the garden, allowing for easy movement between indoor and outdoor spaces. Off-street parking is available, alongside a convenient carport that provides additional shelter for your vehicle.

#### Hallway

Lounge 16'1" x 13'9" (4.90m x 4.19m)

Kitchen 11'0" x 9'2" (3.35m x 2.79m)

WC 6'3" x 2'9" (1.91m x 0.84m)

#### First Floor

##### Landing

Bedroom one 10'10" x 9'2" (3.30m x 2.79m)

En-suite 6'8" x 4'4" (2.03m x 1.32m)

Bedroom two 10'6" x 9'10" (3.25m x 3.00m)

Bedroom three 10'0" x 9'2" (3.06m x 2.79m)

Bedroom four/study 6'8" x 6'7" (2.03m x 2.01m)

Bathroom 7'7" x 6'6" (2.31m x 1.98m)



4



2



1



D



EPC

C





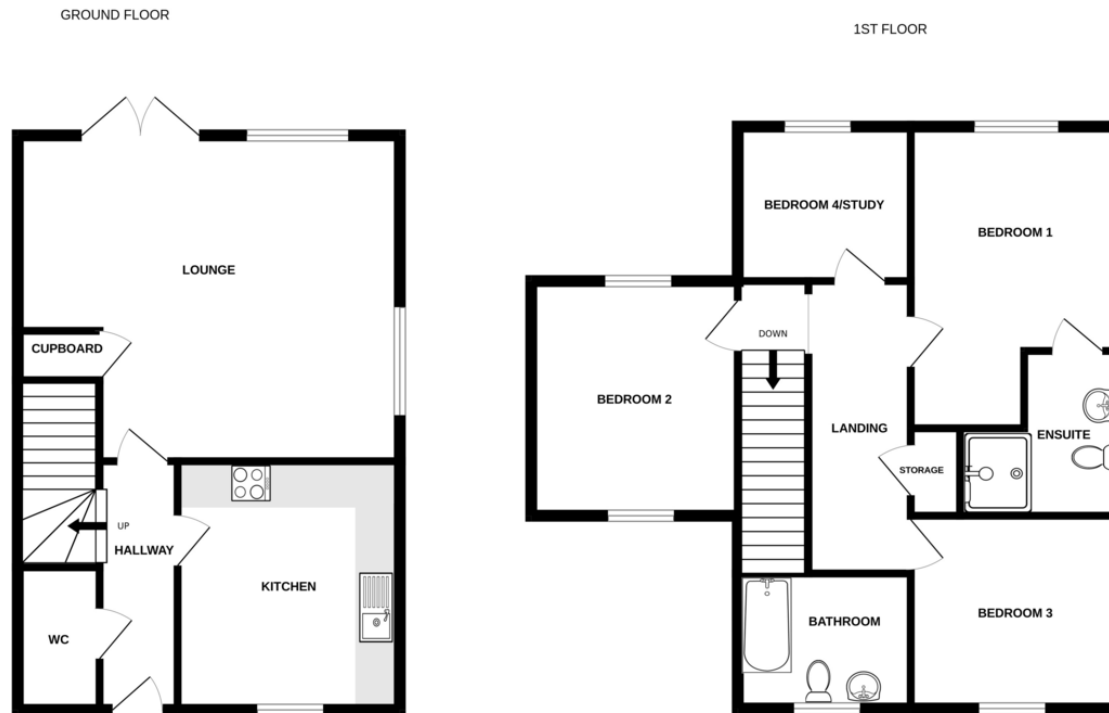
## THE LOCATION

Just a short walk away, you will find a variety of shops, cafes, and restaurants, perfect for everyday needs or leisurely outings. The area boasts excellent educational options, with several well-regarded schools and nurseries in close proximity, catering to children of all ages.

Transport links are exceptional, with easy access to major roadways and public transport options that connect you to Colchester town centre and beyond. The Colchester train station is just a short drive or bus ride away, providing direct services to London and other key cities.



## 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.  
Made with Metropix ©2024

## 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)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS