



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

Guide Price
£500,000 - £550,000

Find us on..



JOHN ALEXANDER
ESTATE AGENTS

4 Pershore End Colchester CO3 9UZ



4



2



3



EPC

B

FULL DESCRIPTION

THE HOME

As you step inside, you'll immediately be welcomed by a spacious and inviting layout, featuring three generous reception rooms perfect for entertaining or family gatherings.

The ground floor also includes a convenient WC, a well-appointed kitchen, and a practical utility room, all designed to cater to your lifestyle needs.

Moving up to the first floor, you'll discover four sizable double bedrooms, offering ample space and comfort for the whole family.

The master suite boasts an en-suite shower room for added privacy, while a well-equipped family bathroom serves the other bedrooms. Enjoy serene views over the picturesque woodland, providing a tranquil and scenic backdrop to this elegant home.

THE PLOT

The plot at Pershore End stands out as truly unique, offering features and opportunities that are hard to find elsewhere.

In addition to a spacious double garage, the property provides ample driveway parking for multiple vehicles, ensuring convenience for residents and guests alike.

A standout feature is the private access to the adjoining woodland directly from the garden, providing a perfect setting for leisurely strolls or walking the dog amidst nature.

Additionally, the generously sized plot presents significant potential for expansion, allowing homeowners to tailor the space to their specific needs and preferences.

This combination of convenience, natural beauty, and growth potential makes Pershore End an exceptional choice.

THE LOCATION

This property is nestled in a charming and well-regarded neighbourhood in Colchester. This location offers a blend of suburban tranquillity and convenient accessibility to the town's amenities.

Situated in a peaceful residential area, it provides a serene environment while still being within easy reach of Colchester's vibrant town centre. The property enjoys close proximity to local schools, including the esteemed Philip Morant School, grammar schools, and Catholic schools, making it an ideal spot for families.

Additionally, nearby woodland areas offer scenic views and recreational opportunities for nature enthusiasts. With excellent road links and public transport options, residents can effortlessly connect to the wider region, including London and its surrounding attractions.

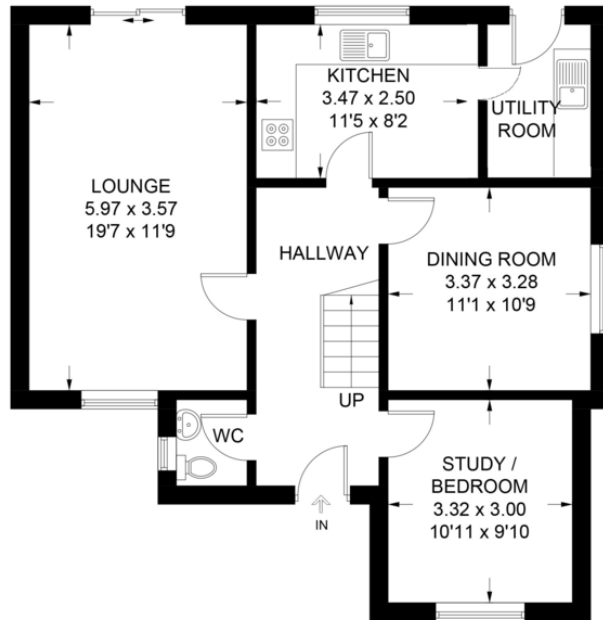
Overall, the home offers a harmonious balance of community charm, educational access, and natural beauty.



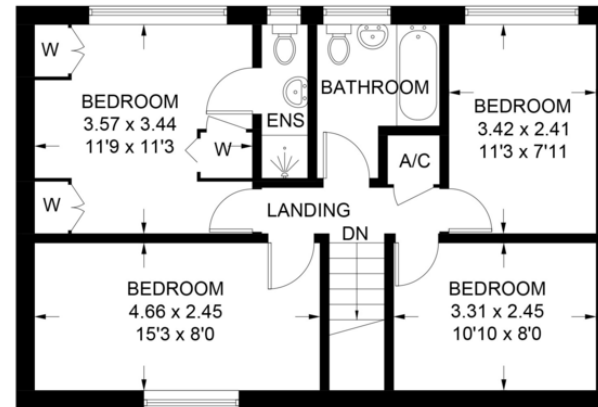
FLOORPLAN

Pershore End

Approximate Gross Internal Area = 125.0 sq m / 1345 sq ft



Ground Floor
70.6 sq m / 760 sq ft



First Floor
54.4 sq m / 585 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

added single story downstairs
added 20 years ago uses as
extra study room

CONTACT

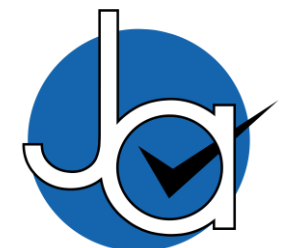
99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

Find us on..



JOHN ALEXANDER
ESTATE AGENTS