



## 4 bedroom End Terraced House located in Colchester.

Guide Price  
£400,000 - £435,000

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Titus Way Colchester Essex CO4 9WH

## FULL DESCRIPTION

### THE HOME

\*\*\*GUIDE PRICE £400,000 TO £435,000\*\*\*

John Alexander is proud to present to market a four bedroom end of terrace town house situated in the popular Roman fields area of Colchester. This property is a stunning blend of modern elegance and comfortable living and offers an abundance of open-plan living and generously-sized rooms throughout the house. Early viewing is highly recommended to avoid disappointment, contact us today to arrange a viewing and experience this exceptional home for yourself!

#### Ground Floor:

As you step into the welcoming entrance hall, you are greeted by beautiful travertine stone that flows through to the living room. This spacious area, with its ample windows, boasts a warm and airy ambiance, perfect for relaxation or entertaining guests.

Adjacent to the living room is a contemporary open-plan kitchen/diner that features sleek cabinetry finished with a quartz splashback, high-quality integrated appliances, and a breakfast bar. The dining area is bright and inviting and the addition of a designated seating area provides the perfect space for family meals and gatherings. The Stunning marble floor adds a touch of luxury and seamless flow from the designated areas. From here, double french doors open directly onto the well-maintained, south-facing garden, creating a seamless indoor-outdoor flow.

A convenient and stylish cloakroom completes the ground floor, ensuring practicality for busy lifestyles, the addition of underfloor heating through the whole ground floor allows for

zoning, meaning different areas of the house can be heated independently, enhancing energy savings and comfort in spaces that are used more frequently.

#### First Floor:

The first floor is home to two generously sized bedrooms, each tastefully decorated and designed to create a tranquil atmosphere. The master bedroom features a luxurious en-suite shower room offering a private sanctuary for relaxation. The fourth bedroom share access to a modern family bathroom, finished to high standards with contemporary fixtures and fittings.

#### Second Floor:

The second floor accommodates two double bedrooms which feature skylights throughout this floor enhancing the feel of the space, creating a bright, welcoming, and peaceful environment.

#### Exterior:

Outside, the garden is a beautiful space designed for both leisure and entertainment. With a patio area perfect for summer barbecues and a lush lawn for children to play, this outdoor haven is ideal for family gatherings and quiet evenings alike. The property also includes a garage and off-road parking.

## THE LOCATION

Situated in a friendly and vibrant community Titus Way is ideally located close to local amenities, schools, and parks. With excellent transport links to Colchester City centre.

The property is also well-connected to major transport links, including the A12 and A120, providing easy access to nearby towns and



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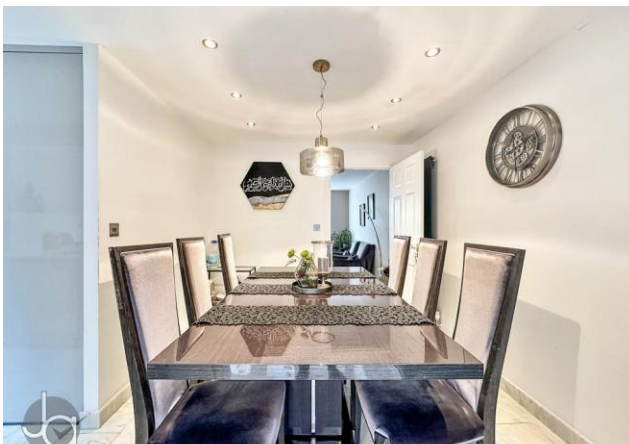




cities. The train station is just a short drive away, offering regular services to London and other key locations, making it ideal for commuters.

The area is home to several highly regarded schools, both primary and secondary, making it a great choice for families with children. Additionally, Colchester offers access to further education institutions, including Colchester Institute.

Nature lovers will appreciate the proximity to parks and green spaces. Local parks provide areas for leisure, picnicking, and outdoor activities, while the stunning countryside surrounding Colchester offers walking and cycling trails for those seeking a more rural experience.







Titus Way, Colchester, Essex, CO4 9WH

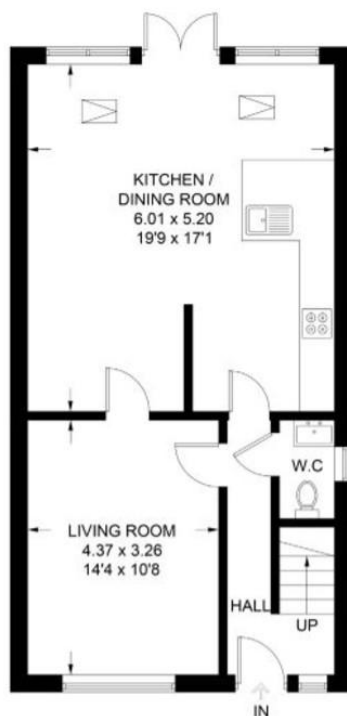




## FLOORPLAN

### Titus Way

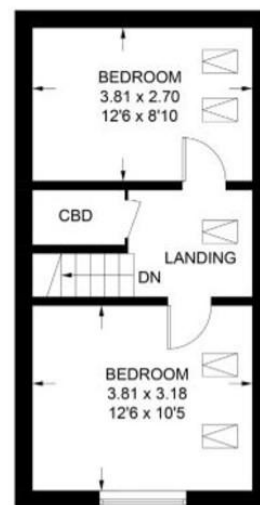
Approximate Gross Internal Area = 129.0 sq m / 1388 sq ft



**Ground Floor**  
56.2 sq m / 605 sq ft



**First Floor**  
42.4 sq m / 456 sq ft



**Second Floor**  
30.4 sq m / 327 sq ft

## DIRECTIONS

### CONTACT

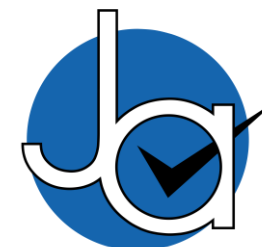
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