



**3 bedroom  
Semi-Detached  
House located  
in Colchester.**

**Guide Price  
£350,000 - £375,000**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



## FULL DESCRIPTION

### THE HOME

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

Nestled within the serene and sought-after neighbourhood this delightful three-bedroom semi-detached house offers a blend of modern living and suburban charm. The property benefits from a charming kitchen, generous lounge/diner, modern family bathroom, garden with decking and patio area and off-road parking. Book a viewing today to avoid disappointment!

As you approach the property, you are greeted by a well maintained front garden, where established shrubs and manicured lawns create an inviting and warm first impression.

Entering through the front door, you step into a hallway which sets the tone for the rest of the home. To the left, the bright and airy living/dining room offers ample space for relaxation and entertainment. The inviting atmosphere is enhanced by large windows and double french doors which flood the room with sunshine and also provide access to the garden outside.

The attractive kitchen boasts an array of stylish cabinetry, countertops, and integrated appliances.

As you ascend the staircase to the first floor, you are greeted by a bright landing that leads to three beautifully appointed bedrooms. The master bedroom has the added feature of built-in wardrobes.

Step into this beautifully designed bathroom, where elegance meets functionality. The space is thoughtfully laid out, featuring modern fixtures and a soothing colour palette.

Outside, the private garden extends the living space brilliantly. The area is laid to lawn and has a decking area perfect for alfresco dining. The space is fully enclosed, ensuring privacy and security for families.

### DIMENSIONS

#### KITCHEN

10'3 X 9'10 (3.13 X 3.00)

#### LOUNGE/DINER

21'11 X 13'8 (6.67 X 4.17)

#### BEDROOM ONE

11'9 X 12'8 (3.59 X 3.87)

#### BEDROOM TWO

11'9 X 8'11 (3.59 X 2.73)

#### BEDROOM THREE

9'6 X 8'0 (2.90 X 2.43)

### THE LOCATION

The property benefits from an excellent location. Colchester is known for its rich history, offering a blend of cultural attractions, dining options, and shopping experiences. The nearby parks and recreational facilities provide ample opportunities for outdoor activities, while reputable schools and local amenities are within easy reach. With excellent transport links, including nearby bus routes and train stations, commuting to London and other key destinations is effortless.



3



1



1



C



C



899

sq

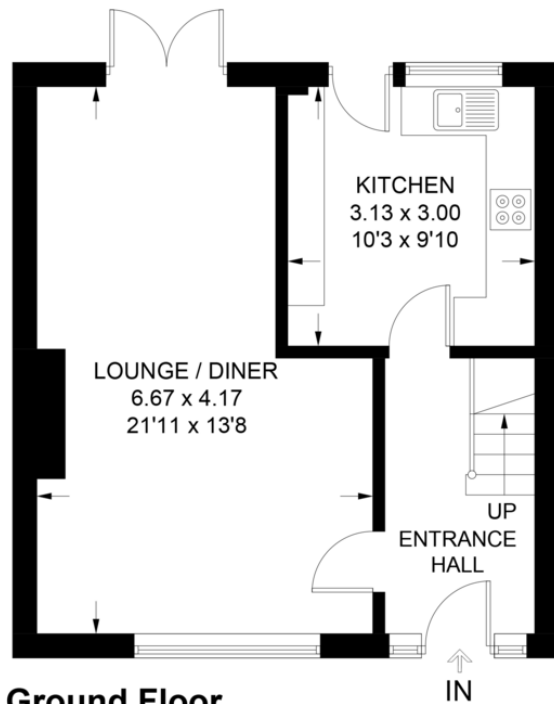




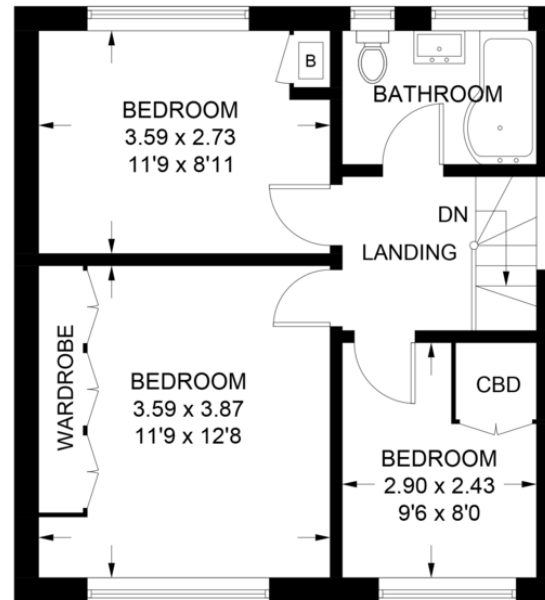
## FLOORPLAN

### Cloverlands

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft



**Ground Floor**  
42 sq m / 452 sq ft



**First Floor**  
41.5 sq m / 447 sq ft

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

## 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