



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

Guide Price  
£325,000 - £350,000

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**JOHN ALEXANDER**  
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# Joslin Close Colchester Essex CO4 3GQ



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## FULL DESCRIPTION

### THE HOME

\*\*\* GUIDE PRICE £325,000 TO £350,000\*\*\*

Welcome to this charming and spacious well-presented three-bedroom family home, offering a well-thought-out floorplan designed for comfortable living. Nestled in a peaceful cul-de-sac within a gated community, this home boasts a prime location with convenient access to local amenities, schools, and transport links.

As you enter, you are greeted by a welcoming hall that leads you to various key areas of the home. To your left, you'll find a cosy study perfect for working from home or personal projects. Adjacent to the study is a convenient WC.

Moving through the hall, the beautifully presented living room awaits. It's an ideal space for relaxing with family or entertaining guests. Opposite the living room is the stylish, modern kitchen/breakfast room featuring ample countertop space and room for casual dining, making it the heart of the home where culinary creativity and everyday meals are shared.

Heading upstairs, you arrive at a bright landing area that connects to three well-proportioned bedrooms. The master bedroom is a tranquil retreat, offering ample space for wardrobes and additional furnishings. Bedroom two and Bedroom three provide comfortable accommodations for family members or guests.

The modern family bathroom is conveniently located on this floor, providing essential amenities for everyday use.

## DIMENSIONS

STUDY - 2.70m x 2.18m/8'10" x 7'2"

LIVING ROOM - 3.86m x 3.15m/12'8" x 10'4"

KITCHEN/BREAKFAST ROOM - 3.85m x 3.16m/12'8" x 10'4"

MASTER BEDROOM - 3.86m x 3.20m/12'8" x 10'6"

BEDROOM TWO - 3.35m x 2.79m/11'0" x 9'2"

BEDROOM THREE - 2.84m x 2.74m/9'4" x 9'0"

## OUTSIDE

Outside, the property offers a well-maintained garden, perfect for outdoor dining and recreational activities. It provides a serene setting for enjoying sunny afternoons or hosting barbecues with friends and family. The property includes a driveway providing off-street parking for two vehicles.

## THE LOCATION

Situated in a sought-after area of Colchester, Joslin Close enjoys proximity to schools, local parks, shops, and dining options. Excellent transport links make commuting and travel easy, with Colchester's vibrant town centre just a short drive away.

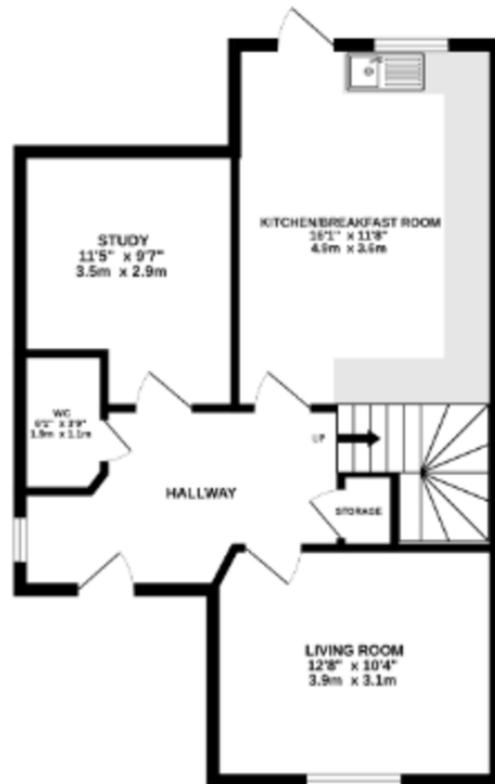
## SUMMARY

This beautiful property is an ideal choice for families or professionals seeking a home that combines modern living with a convenient location. Don't miss the opportunity to make this stunning residence your own.

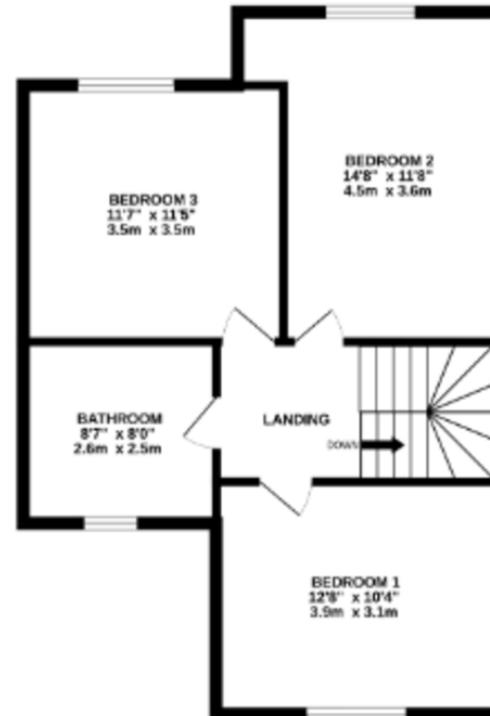


## FLOORPLAN

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



## 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)**

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