



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

**Offers In Excess Of
£310,000**

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JOHN ALEXANDER
ESTATE AGENTS

7 Woodpecker Close Colchester CO4 3FF



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FULL DESCRIPTION

OVERVIEW

John Alexander is very proud to present a charming well presented family home perfectly positioned in a coveted location, just minutes from the lively heart of Colchester, this expansive three-bedroom family home is a true gem. Set on a generously sized plot, the property offers abundant space for both indoor living and outdoor leisure.

The property has been underpinned approx. 30 years ago

STEP INSIDE

Upon entering the ground floor, you are greeted by a welcoming entrance hall with convenient access to a stylish WC and ample storage space. The modern kitchen, thoughtfully laid out, features plenty of countertop and storage options. Adjacent to the kitchen, a versatile reception room awaits, perfect for dining or a home office. The expansive lounge at the rear of the home provides a generous, light-filled space, ideal for relaxation and entertaining.

Ascending to the first floor, the landing leads to three well-proportioned bedrooms. The master bedroom is equipped with built-in wardrobes, providing excellent storage solutions, while Bedroom two also offers additional storage options. Bedroom three is a cosy space, perfect for a nursery or guest room. The elegantly appointed bathroom serves the upper floor, featuring contemporary fixtures and finishes. This thoughtfully planned property offers a harmonious balance of space and style, making it a perfect choice

for modern family living.

ENTRANCE HALL

Storage cupboard, door leading to:
WC Low level WC, wash hand basin, radiator and a double glazed window.

DINING ROOM 12' 1" x 9' 8" (3.68m x 2.95m) Double glazed window to front, radiator, stairs to first floor and doors to;

KITCHEN/BREAKFAST ROOM 12' 1" x 8' 9" (3.68m x 2.67m) Matching base and eye level units, oven with extractor above, space for appliances, double glazed window to front, inset sink bowl with drainer and integrated dishwasher.

LOUNGE 18' 11" x 10' 10" (5.77m x 3.3m) Two radiators and a double glazed sliding door to garden.

FIRST FLOOR LANDING Double glazed window to side, radiator and access to loft.

MASTER BEDROOM 11' 10" x 8' 10" (3.61m x 2.69m) Airing cupboard, built in wardrobes and double glazed window to front.

BEDROOM TWO 11' 1" x 10' 2" (3.38m x 3.1m) Fitted wardrobes, radiator and double glazed window to rear.

BEDROOM THREE 8' 4" x 8' 1" (2.54m x 2.46m) Double glazed window to rear and radiator.

BATHROOM 6' 8" x 5' 2" (2.03m x 1.57m) low level WC, pedestal wash hand basin, panel enclosed and shower over, obscured double glazed window to front.

STEP OUTSIDE

To front the property features two driveways as well as a garage with side access leading to rear. To rear you will find an impressive and well done rear garden complete with patio, mainly laid to lawn area and access to garage.



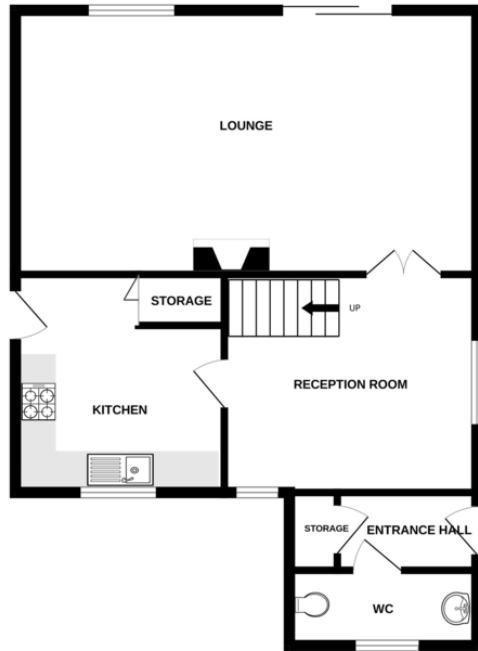
THE LOCATION

Nestled in a prime location Woodpecker Close offers the best of suburban tranquillity while being conveniently close to the vibrant city centre. This desirable area provides easy access to Colchester's rich historical attractions, local amenities, schools and recreational facilities. Excellent transport links, including nearby train stations and major roadways, make commuting straightforward. The neighbourhood is also blessed with green spaces and parks, perfect for leisure and relaxation, making it an ideal setting for families and professionals alike

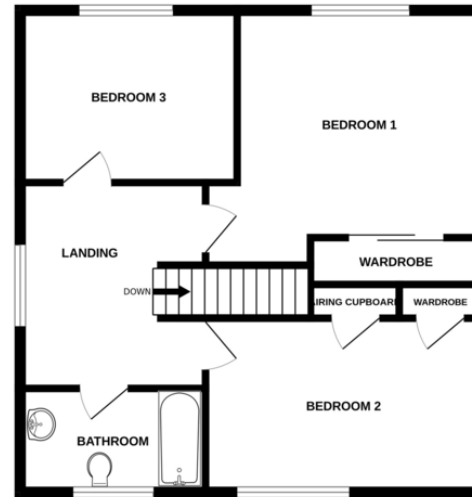


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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.
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DIRECTIONS

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