



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

**Guide Price
£325,000**

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JOHN ALEXANDER
ESTATE AGENTS

177 Friday Wood Green Colchester CO2 8XG

FULL DESCRIPTION

THE OVERVIEW

Guide Price Of £325,000 - £350,000

Enjoying a delightful setting near local woodland, this modern three-bedroom detached home features a beautifully presented interior and a charming rear-facing orangery.

STEP INSIDE

The entrance door opens into a welcoming hallway, where stairs rise to the first floor, a useful storage cupboard sits beneath, and there is a handy cloakroom fitted with a WC and wash basin. To the front of the property lies the kitchen, measuring 9'5" x 8'0" (2.87m x 2.44m), well-appointed with fitted work surfaces, cupboards and drawers, and a range of integrated and freestanding appliance spaces. Features include a wall-mounted gas boiler, an inset one-and-a-half bowl sink, a four-ring gas hob with oven beneath and extractor hood above, plumbing for both washing machine and dishwasher, fitted wall units, and space for a fridge/freezer.

The dining room, at 9'5" x 8'0" (2.87m x 2.44m), flows beautifully through an open archway into the generous lounge, measuring 15'5" x 10'2" (4.70m x 3.10m). This inviting space centres around a fireplace with a real flame electric fire, and double French doors extend seamlessly into the orangery. The orangery, a bright addition measuring 12'6" x 11'0" (3.81m x 3.35m), is enhanced by a skylight and its own set of French doors opening directly onto the rear garden, creating the perfect spot to relax or entertain.

Upstairs, the landing provides access to a shelved airing cupboard housing the insulated copper cylinder. The main bedroom, measuring 12'0" x 11'0" (3.66m x 3.35m), enjoys a built-in wardrobe and a private en-suite shower room, complete with tiled cubicle, WC, wash basin, and part-tiled walls. There are two further bedrooms: bedroom two at 10'0" x 8'8" (3.05m x 2.64m), and bedroom three at 10'0" x 6'5" (3.05m x 1.96m), the latter with loft access. The accommodation is completed by a modern family bathroom, fitted with a panelled bath and shower over, wash basin, and WC.

STEP OUTSIDE

To the side of the property, a driveway offers off-road parking and leads to a carport and garage with up-and-over door. At the rear, the attractive garden features a patio area opening onto a lawn, complemented by a versatile workshop/summer house.

THE LOCATION

Located in a quiet cul-de-sac within the popular Friday Wood Green area, this home enjoys a peaceful setting close to woodland walks while remaining convenient for everyday amenities. Local shops, schools, and healthcare facilities are all nearby, with Colchester city centre and mainline stations just a short drive away, offering direct trains to London Liverpool Street. Excellent road links via the A12 and A120 make commuting easy, while the beautiful Essex coastline and Mersea Island are within easy reach for leisure and days out.



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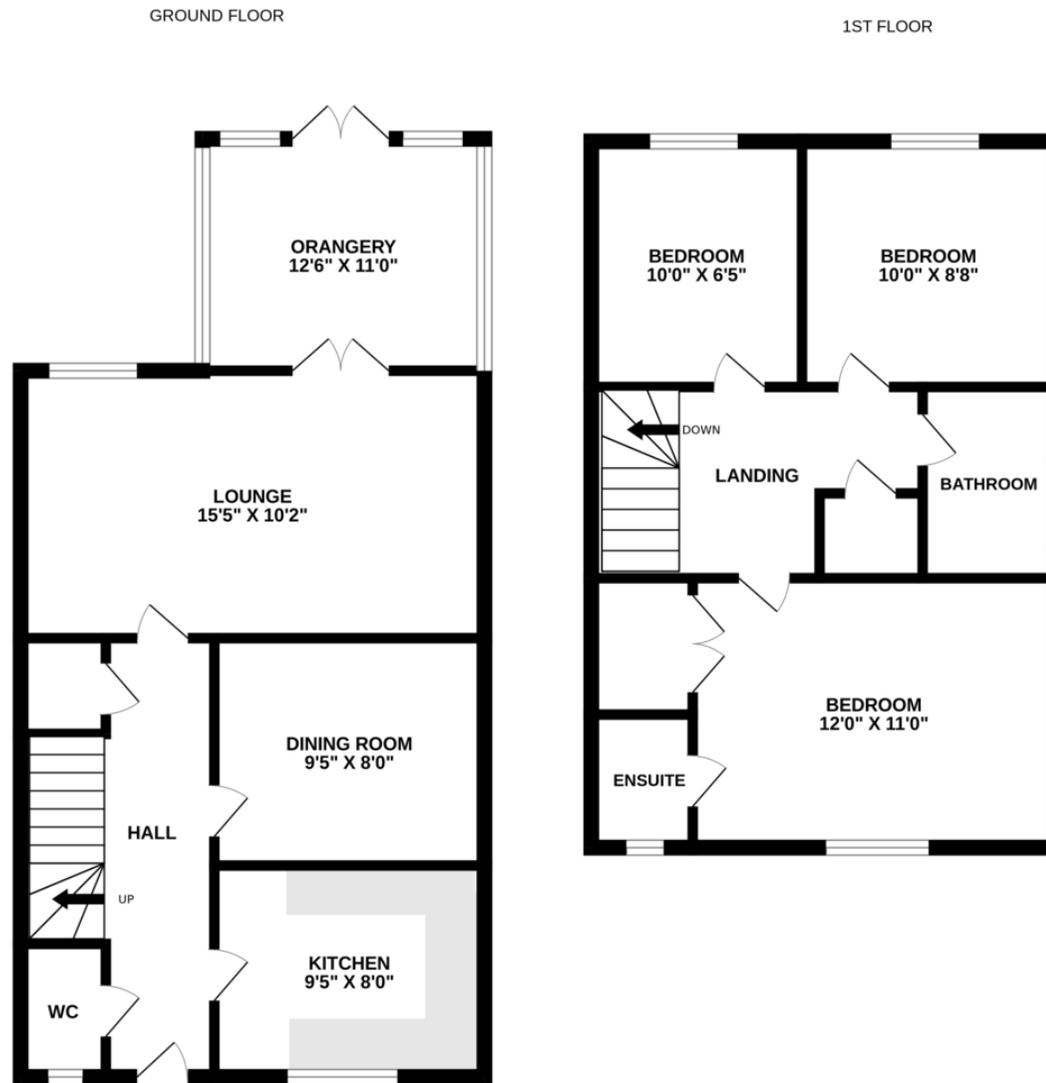
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FLOORPLAN



DIRECTIONS

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