



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

Guide Price  
**£350,000 - £375,000**

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# Woodview, Lufkin Road Colchester CO4 5JN

## OVERVIEW

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

### NO ONWARD CHAIN

This well-presented detached home on Woodview, Lufkin Road, Colchester, sits in a quiet cul-de-sac and offers a bright lounge, a spacious kitchen/diner with utility area, and three comfortable bedrooms. Outside, you'll find a garage, driveway parking, and a generous rear garden. The property is close to highly rated schools, Colchester North Station for direct London trains, and the A12, with local shops, green spaces, and Colchester General Hospital nearby

### STEP INSIDE

On entering the property, you step into the entrance hall, which provides access to the staircase leading to the first floor. From here, a door opens into the lounge, measuring 16' 0" x 8' 11" (4.88m x 2.72m), a well-proportioned space located at the front of the home.

Continuing through the inner hallway, you'll find doors leading to the remaining ground floor rooms, including a cloakroom fitted with a WC and wash basin. The kitchen/diner, measuring 13' 11" x 13' 1" (4.24m x 3.99m), is positioned at the rear of the property and features French doors opening onto the garden. The kitchen includes shaker-style wood cabinetry, a range of base and eye-level units, a sink and drainer set into the work surface, a built-in oven with cupboards above and below, and an island unit housing a hob. There is space for domestic appliances within the layout. Adjacent to the kitchen is a utility room, offering additional worktop space, a sink, and eye-level cupboards.

The property benefits from a recently installed gas boiler, approximately three years old.

On the landing, there is a large airing cupboard with shelving that also houses the immersion heater, along with a second floor-to-ceiling storage cupboard..

Bedroom One measures 11' 3" x 10' 5" (3.43m x 3.18m) and includes a built-in wardrobe, while Bedroom Two is 13' 11" x 7' 6" (4.24m x 2.29m), and Bedroom Three measures 11' 9" x 5' 10" (3.58m x 1.78m). Completing the accommodation is a modern shower room fitted with a walk-in shower, WC, and wash basin.

### STEP OUTSIDE

The property benefits from a driveway providing convenient off-road parking for up to three small cars and direct access to the garage, which features an up-and-over door, power supply, and lighting. The front garden is designed for low maintenance, finished with decorative pebbles. To the rear, you'll find a fully enclosed garden laid to lawn, complemented by a patio area—ideal for outdoor relaxation or entertaining. There is also a hard-standing area suitable for a large garden shed or summer house.

### LOCATION

Woodview is located on Lufkin Road, within the Mile End area. The property benefits from excellent transport connections, with easy access to the A12 and Colchester North railway station, offering direct services to London Liverpool Street in about an hour. Nearby amenities include Colchester General Hospital and a range of local shops and services. The area is well served by schools, including several rated 'Good' and 'Outstanding' by Ofsted, making it popular with families. Green spaces and recreational areas are also within reach, while Colchester's historic city centre is just a short drive away.



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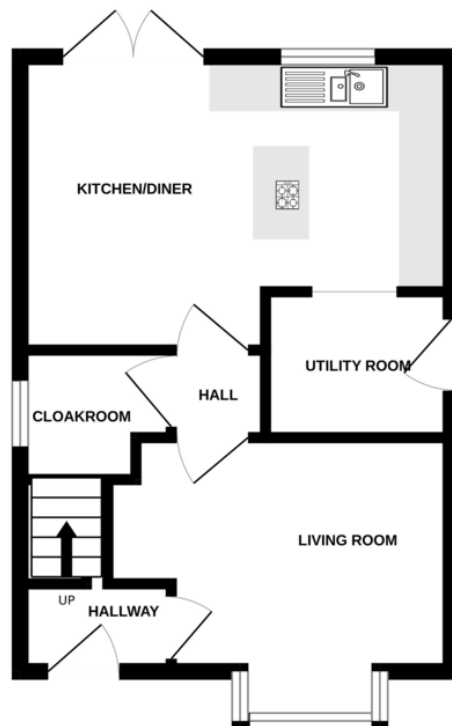


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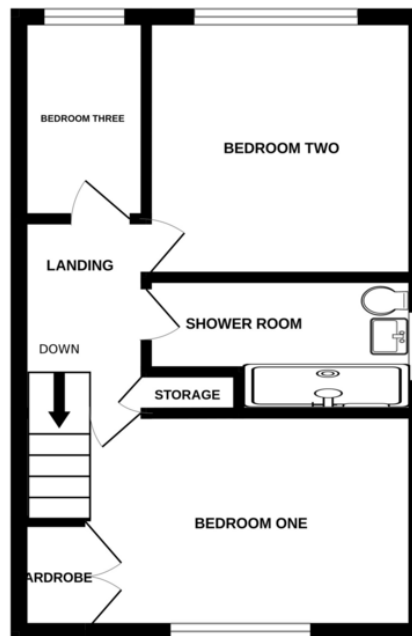


## FLOORPLAN

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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