



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

Guide Price
£400,000 - £435,000

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FULL DESCRIPTION

OVERVIEW

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A well-presented three-bedroom semi-detached house situated on Parr Drive, Colchester (CO3). This attractive home features a spacious living room, a modern shaker-style kitchen/dining area, family bathroom, and an en-suite to the main bedroom. Externally, the property benefits from a private garden and garage. Located in a desirable area, the home is within easy reach of highly regarded schools such as Prettygate Primary School and Philip Morant School and College, making it an ideal choice for families.

STEP INSIDE

As you step through the front door, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. To the right, you enter the spacious living room, measuring 17'7" x 10'8", offering a comfortable and inviting space for relaxation with ample natural light from the front-facing window.

Moving through, the heart of the home is the impressive kitchen/dining room, which spans 16'2" x 21'0". This open-plan area is perfect for modern living, featuring a stylish shaker-style kitchen with plenty of storage and worktop space. A standout feature is the sky light in the dining area, flooding the room with natural light and creating a bright, airy atmosphere ideal for family meals and entertaining. From here, French doors lead out to the rear garden, seamlessly blending indoor and outdoor living.

Completing the ground floor is a well-appointed bathroom, measuring 6'3" x 5'5", fitted with contemporary fixtures and finishes.

Heading upstairs, the first floor offers three bedrooms. Bedroom One is a generous double at 13'1" x 10'10", complete with its own en-suite, providing privacy and convenience. Bedroom Two, measuring 7'6" x 9'10", is perfect as a guest room or home office, while Bedroom Three at 9'8" x 7'0" offers flexibility for a child's room or additional workspace.

STEP OUTSIDE

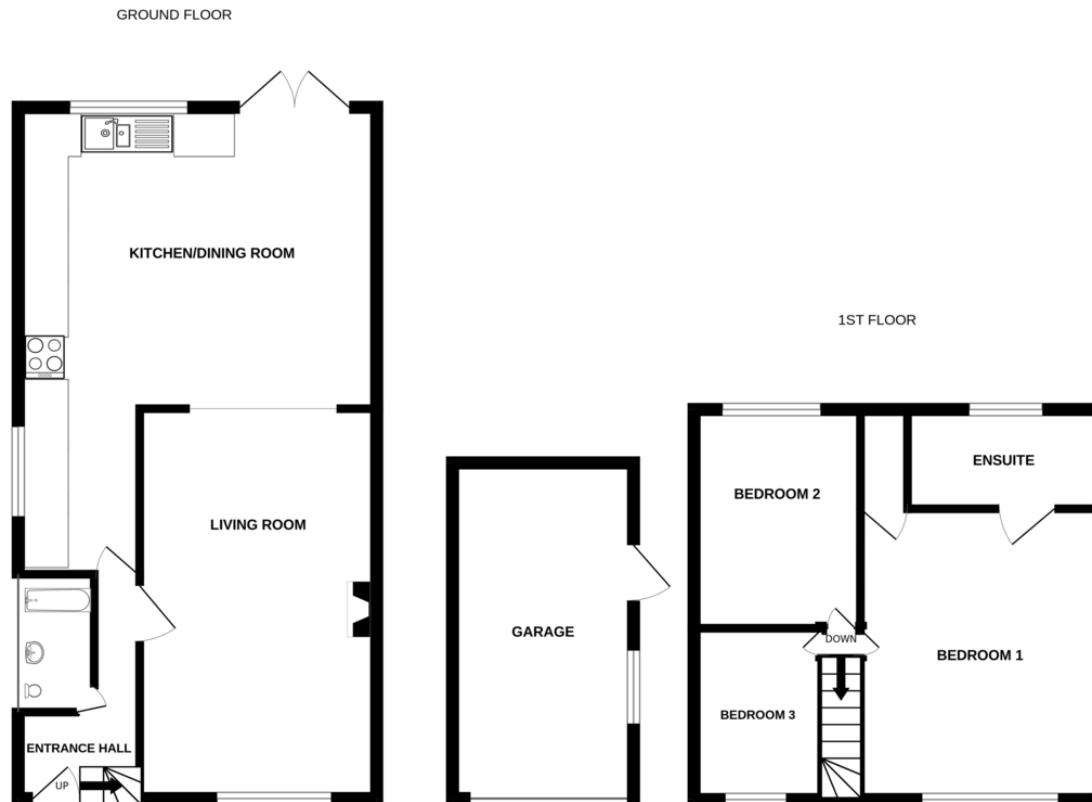
Externally, the property offers a generous front area with parking for several vehicles, a private driveway, and an integral garage that has been converted for versatile use as a home office, gym, or hobby room. To the rear, there is a low-maintenance garden featuring a decked seating area, perfect for outdoor dining and relaxation.

LOCATION

This property offers easy access to Colchester city centre (approx. 2 miles) and excellent transport links, including Colchester railway station for direct trains to London. Local bus routes and major roads (A12) are nearby, making commuting simple. Within walking distance of highly regarded schools and close to shops, parks, and amenities, this home is ideal for families and professionals alike.



FLOORPLAN



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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