



## 3 bedroom Semi-Detached House located in Holt Drive.

Guide Price  
**£300,000 - £335,000**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



# Prunus Court Holt Drive Colchester CO2 0DG

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £300,000 TO £335,000\*\*\*

Situated on Holt Drive in a popular Colchester location, this well- presented three- bedroom home offers stylish modern living with a bright conservatory, contemporary kitchen, and a fully tiled bathroom. The property benefits from 15 profitable solar panels, driveway and side parking, a landscaped rear garden, and a converted outbuilding ideal as an office or hobby room.

### STEP INSIDE

Entering via the porch, you step into the spacious living room, measuring 4.58m x 3.15m (15'0" x 10'4"), a bright and welcoming area ideal for relaxation or entertaining. From here, a door leads into the stylish and contemporary kitchen, measuring 4.57m x 3.15m (15'0" x 10'4"), featuring sleek gloss cabinetry, an integrated double oven, gas hob, and built in fridge/freezer. This beautifully designed space offers both practicality and visual appeal for everyday cooking and dining.

Double doors open from the kitchen into the superb conservatory, measuring 3.45m x 2.93m (11'4" x 9'7"). Flooded with natural light, this versatile room is ideal as an additional sitting area, dining space, or relaxing garden view retreat.

Upstairs, the landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom at the front measures 3.35m x 2.86m (11'0" x 9'5"), offering generous space for furnishings and a peaceful atmosphere. The second bedroom, positioned at the rear, measures 3.66m x 2.71m (12'0" x 8'11"), enjoying pleasant outlooks over the garden. The third bedroom, measuring 2.26m x 2.16m (7'5" x 7'1"), is ideal as a guest room, nursery, or home office.

Serving all bedrooms is the sophisticated, fully tiled family bathroom, finished to a high standard with contemporary fittings and a clean, modern aesthetic.

### STEP OUTSIDE

To the front of the property, a smart block paved driveway provides convenient off road parking, while to the side there is further additional parking, ideal for multiple vehicles. The rear garden offers an attractive and practical outdoor space, featuring a well-kept lawn and a contemporary stone paved patio, perfect for outdoor dining, relaxing, or entertaining.

A particular highlight is the outbuilding, formerly the garage but now thoughtfully converted to create a versatile additional space. Benefiting from carpeted flooring and an electric radiator, it is ideal for use as a home office, studio, gym, or hobby room.

### FURTHER INFORMATION

\*\* 15 profitable 8.66kw battery solar panels (one year old) providing outstanding energy efficiency and reduced running costs. Electricity reduced from £140 to £20 a month

\*\* A++ windows fitted 18 months ago

\*\* Cavity filled walls

### THE LOCATION

Prunus Court is well positioned in the Berechurch area of Colchester, with Cherry Tree Academy just 129 yards away and The Thomas Lord Audley School only 1 mile away, both rated Good for convenient family living. Essential amenities are close by, including a Premier convenience store 0.3 miles away and Lidl 1.2 miles away, making daily errands simple. Transport links are also accessible.



3



1



2



C



EPC



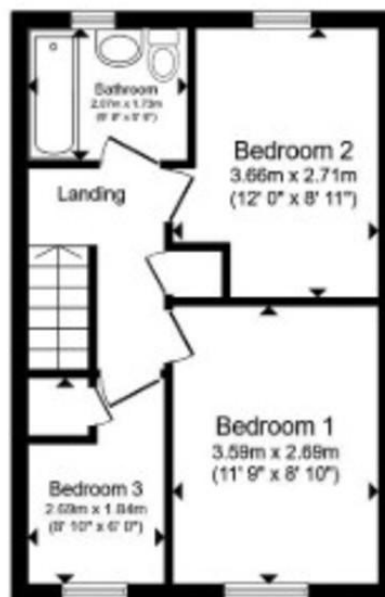
TBC



## FLOORPLAN



**Ground Floor**



**First Floor**

## DIRECTIONS

### CONTACT

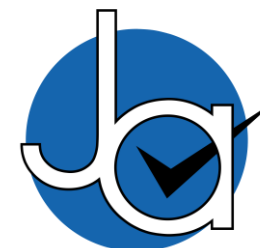
**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

**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)**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS