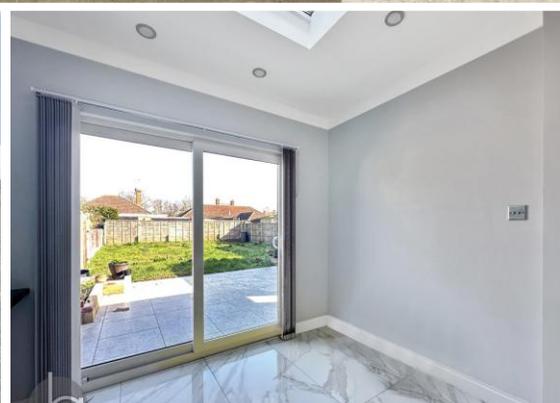




3 bedroom Semi-Detached House located in Colchester.

Guide Price
£375,000 - £400,000

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JOHN ALEXANDER
ESTATE AGENTS

Magazine Farm Way Colchester CO3 4ER

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £375,000 TO £400,000

**** NO ONWARD CHAIN****

Nestled in the ever-popular Prettygate location, this beautifully appointed three-bedroom semi-detached home offers a stylish blend of contemporary design and well-arranged family living. The property benefits from off road parking and a generous rear garden. With its modern finish throughout and desirable setting, this is an exceptional opportunity for those seeking a ready to move in family home.

STEP INSIDE

You enter into a spacious and refined Entrance Hall, where the marble-tiled flooring sets the tone for the home's sophisticated interior. From here, a door leads into the practical and well-designed Utility / Cloakroom, featuring a modern shower cubicle, low-level WC, wash hand basin, and space for a washing machine, all complemented by matching marble-tiled floors and walls for a clean, cohesive finish.

Moving through the hallway, you enter the impressive Lounge, measuring 6.90m x 3.52m (22'8" x 11'7"). Flooded with natural light from the bay-style front window, this generous space offers both comfort and elegance. The marble tiled floor with underfloor heating creates a warm and inviting environment, perfect for relaxation or entertaining.

An open flow leads into the charming Dining Room, measuring 2.87m x 2.13m (9'5" x 7'0"), where matching marble flooring and underfloor heating continue the contemporary theme.

With views onto the rear garden, this room is ideally positioned for family meals or hosting guests.

Adjacent is the beautifully fitted Kitchen, sized 3.03m x 2.95m (10'0" x 9'5"), showcasing white, stylish, modern cabinetry and a full range of integrated appliances including cooker, fridge/freezer, and dishwasher. The sleek finishes and marble tiled flooring with underfloor heating create a striking yet practical culinary space. Moving upstairs, the Main Bedroom sits at the front of the home, measuring 3.86m x 3.52m (12'8" x 11'7"), offering excellent floor space and a peaceful retreat with ample room for furnishings.

Bedroom Two, positioned at the rear, measures 4.46m x 2.97m (14'8" x 9'9"), making it another generous double bedroom ideal for family use, guests, or a versatile home office.

Bedroom Three, measuring 2.82m x 2.86m (9'3" x 9'8"), is perfect as a child's room, dressing room, or dedicated study, with a layout that maximizes usability.

Completing the first floor is the modern Family Bathroom, fitted with contemporary sanitaryware.

STEP OUTSIDE

To the front of the home, a private driveway offers convenient off road parking and leads directly to the attached garage.

At the rear, the garden opens with a generous paved terrace-perfect for outdoor seating or dining-while the remaining area is laid to lawn and neatly enclosed with panel fencing, creating a secure and family friendly outdoor space.

THE LOCATION

Just moments from the A12 and only a short drive to Colchester's city centre, Magazine Farm Way sits in a highly convenient west side location. Families benefit from excellent nearby schooling, including Philip Morant School & College just 670 yards away and Prettygate Infant School only 730 yards from the doorstep.



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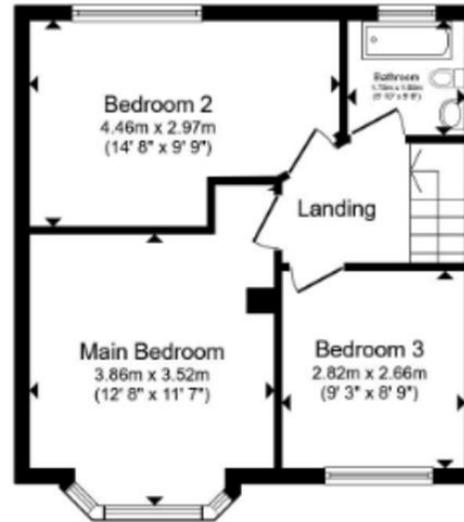




FLOORPLAN



Ground Floor



First Floor

DIRECTIONS

CONTACT

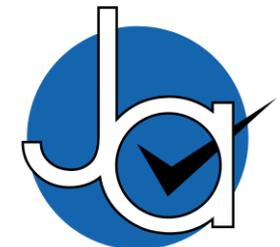
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