



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

Guide Price
£450,000 - £475,000

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Pilborough Way Colchester CO3 9XW

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £475,000 TO £500,000

This impressive five-bedroom home on Pilborough Way, is set within the sought-after Westlands Estate, offering spacious and versatile living. The highlight is a beautifully converted loft, now a stunning master suite complete with a modern ensuite, providing a private retreat at the top of the house. With generous accommodation across multiple floors, this property combines family practicality with stylish design, making it an ideal choice for those seeking a premium residence in a desirable location.

STEP INSIDE

Entering through the porch into a welcoming hallway, you are immediately struck by the generous proportions of the home. To the front, the main living room (approx. 5.2m x 3.6m) provides a warm and inviting space to relax, enhanced by a stylish electric fire with decorative surround that creates a charming focal point and adds both comfort and character. Adjacent to this is a flexible reception room (approx. 3.5m x 2.9m) that can serve as a guest bedroom, playroom, or snug.

The rear of the property opens into a generous kitchen/diner (approx. 7.6m x 3.2m), thoughtfully designed for busy family routines and social gatherings. It features a comprehensive range of wall and base units, modern worktops, and an inset stainless-steel sink/drain. There is ample space for a double oven, washing machine, and a large fridge freezer. The layout easily accommodates a full-sized dining table, making it a sociable hub for meals and entertaining.

Two additional rooms on the ground floor provide excellent versatility. The converted office space, formerly the garage (approx. 4.8m x 2.5m), adds valuable internal square footage, while a second office/bedroom six (approx. 2.9m x 2.4m) is perfect for remote working, hobbies, or accommodating extra guests.

On the first floor, the landing provides access to four generously sized bedrooms. The largest (approx. 4.2m x 3.2m) faces the front of the property, while the remaining rooms, ranging from approx. 3.6m x 2.8m to 2.9m x 2.4m, offer comfortable space for children, guests, or home studies. A family bathroom (approx. 2.5m x 2.0m) completes the floor, fitted with a bath, basin, WC, and a newly installed shower cubicle (fitted Spring 2025).

The top floor has been transformed into a luxurious master suite (approx. 5.0m x 3.5m), complete with a stylish en-suite shower room (approx. 2.5m x 1.8m) and a dedicated storage area (approx. 2.0m x 1.5m). The suite also benefits from loft storage access and an additional storage cupboard. This private retreat offers peace and privacy, ideal for unwinding at the end of the day.



5



2



3



D



EPC

C



1,478 sq ft



STEP OUTSIDE

Outside, the property benefits from driveway parking to the front and a generous rear garden that is both private and fully enclosed, making it perfect for families. The garden features a patio area, ideal for al fresco dining

THE LOCATION

Pilborough Way is ideally positioned within the sought-after Westlands Estate in Colchester. This desirable location sits within the Prettygate area, renowned for its welcoming community and families benefit from access to several high-performing schools, including Prettygate Primary School, Philip Morant School and College, and St Benedict's Catholic College, all within easy reach. The property is conveniently located just a short drive from Colchester city centre, while excellent transport links ensure swift access to the A12, connecting residents to Chelmsford, London, and beyond.





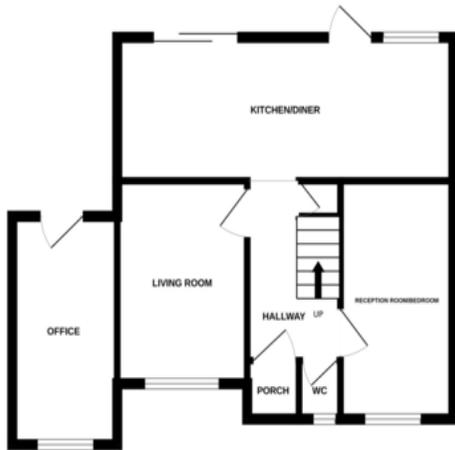
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FLOORPLAN

GROUND FLOOR



1ST FLOOR



2ND 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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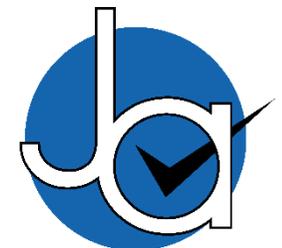
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