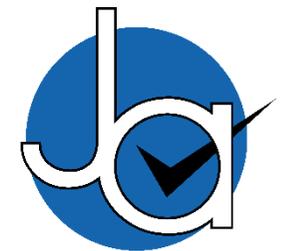




**4 bedroom
Detached
House located
in Colchester.**

**Guide Price
£400,000 - £435,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Saw Mill Road Colchester CO1 2ZL

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £400,000 TO £435,000

This well-presented four-bedroom detached home offers bright, versatile living space in a sought-after Colchester location. With two welcoming reception rooms and a generous kitchen/diner, it's designed for comfortable family living. The master bedroom benefits from an ensuite, while the remaining bedrooms are spacious and adaptable. Outside, the property features a private rear garden, along with a garage and driveway providing convenient off-road parking. A smart, modern home close to local amenities and transport links.

STEP INSIDE

You are welcomed directly into the charming a snug/living room, 13'4" x 11'0" (4.06m x 3.35m) a cosy and intimate space that sets the tone for the warmth and comfort found throughout the home.

Moving through, you enter the spacious dining or main living room. This well-proportioned room measures 14'0" x 10'6" (4.27m x 3.20m) and features attractive wood effect flooring that continues seamlessly from the snug and kitchen/diner, enhancing the home's sense of flow and cohesion. The room is beautifully enhanced by French doors opening onto the rear garden, allowing natural light to pour in and creating a wonderful indoor-outdoor connection - perfect for entertaining, relaxing, and summer gatherings.

At the rear lies the impressive kitchen/dining area measuring 17'3" x 10'11" (5.26m x 3.33m). This modern, stylish kitchen is fitted with shaker style cabinetry finished with sleek chrome handles, complemented by wood effect countertops. A gas hob, integrated electric oven, and extractor fan complete the contemporary specification. With ample space for a family dining table and direct

access to the rear garden, this bright and sociable space is perfect for entertaining, family meals, and day to day living. A WC is also conveniently located on this level.

The first-floor landing leads to four well sized bedrooms. The principal bedroom sits peacefully at the rear, measuring 14'9" x 8'10" (4.50m x 2.69m), offering generous proportions and space for wardrobes and additional furnishings.

At the front, Bedroom Two is a spacious double at 12'0" x 10'5" (3.66m x 3.18m), while Bedroom Three measures 10'10" x 8'2" (3.30m x 2.49m), ideal for children, guests, or a home office. Bedroom Four is a single bedroom or nursery, measuring 9'10" x 6'7" (3.00m x 2.01m).

The well-appointed family bathroom completes the first floor and measures 6'6" x 6'5" (1.98m x 1.96m).

STEP OUTSIDE

To the front, a private driveway provides convenient off road parking and leads to a well-proportioned garage, ideal for storage or secure vehicle space.

At the rear, you'll find a fully enclosed garden. A paved patio area offers the perfect spot for outdoor dining or relaxing, while a pathway guides you through the garden.

THE LOCATION

Saw Mill Road is situated in a convenient area close to local amenities, with shops, food and drink options, and everyday services easily accessible. The location sits within the New Town and Christ Church ward, offering good access to Colchester's city centre and transport links. Families benefit from a range of nearby schools, including St John's Green Primary School just a short distance away.



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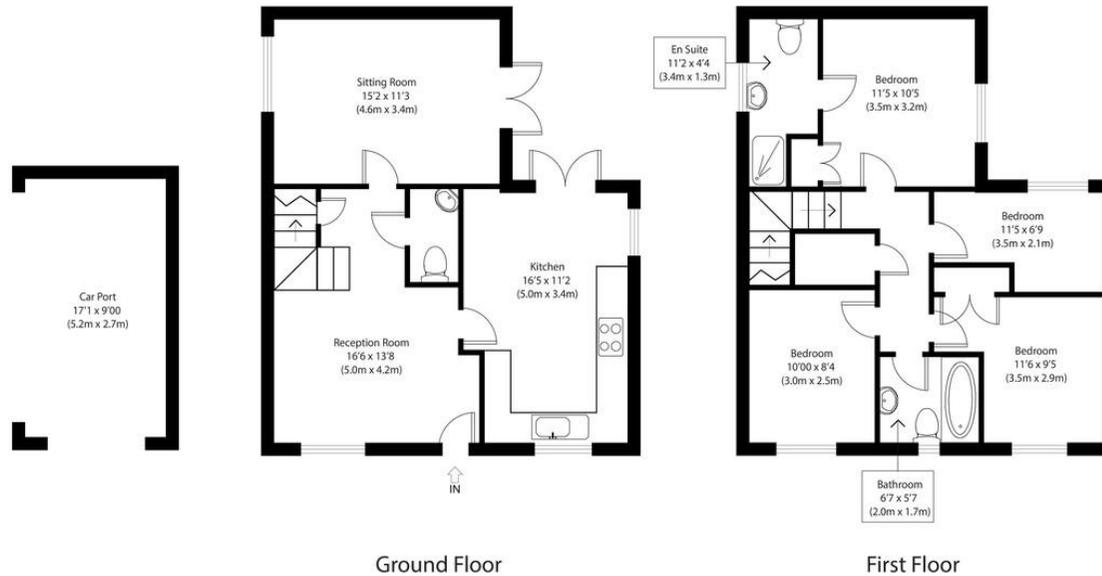




Saw Mill Road, Colchester, CO1 2ZL



FLOORPLAN



Approximate Gross Internal Area
Main House 1115 sq ft (104 sq m)
Outbuilding 155 sq ft (14 sq m)
Total 1270 sq ft (118 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.johnalexander.co.uk



DIRECTIONS

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