2 bedroom Semi-Detached House located in Colchester.

Guide Price
£300,000 - £335,000

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JOHN ALEXANDER
ESTATE AGENTS

Memorial Way
Colchester
CO4 9AU

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FULL DESCRIPTION

THE HOME
As you approach the residence, you are greeted by its elegant facade, which promises a warm welcome within.
The moment you step inside, the refinement of the well-appointed living space is immediately evident. The property benefits from a modern kitchen and two bathrooms, one being en-suite.

OUTSIDE
Outside, the property's garden is a testament to thoughtful and beautiful landscape design, offering both a lush lawn area and a patio space perfect for alfresco dining or simply soaking up the serene environment. It's an oasis of calm where one can unwind or host friends and family on sunny afternoons and balmy evenings

LOCATION
Located just moments away from convenient transport links, the property offers easy access to both the cultural heart of Colchester and the serenity of the surrounding Essex countryside. Premier shopping, dining, and entertainment options are all within reach, ensuring a lifestyle of ultimate convenience and pleasure.

ENTRANCE HALL
Access to the property is gained through the main entrance, which features a double-glazed door with frosted glass detailing, opening up to:

HALLWAY
Radiator, laminate flooring, staircase leading to the upper level, and doors opening to:

CLOAKROOM
Opaque double glazed window overlooking the front, modern sink with sleek mixer tap, tiled backsplash, stylish 'Amtico' flooring, radiator, and ventilation fan.

KITCHEN
10' 4" x 6' 6" (3.15m x 1.98m)
With a view of the front through the double glazed window, the kitchen features a modern sink with mixer tap set into the worktop, white high-gloss cabinets and drawers accommodating the boiler, along with integrated appliances including fridge, freezer, dishwasher, and space for a washing machine. The kitchen also includes a built-in electric oven with a gas hob, cooker hood, extractor fan, inset spotlights, and 'Amtico' flooring.

LOUNGE
16' 0" x 13' 10" (4.88m x 4.22m)
French doors in double glazing leading out to the backyard, with two additional double-glazed windows at the rear, a convenient built-in storage space under the stairs, and two radiators for added comfort.

FIRST FLOOR LANDING
Access to the loft, radiator and doors leading to;

BEDROOM ONE
10' 2" x 10' 10" (3.1m x 3.3m)
Double glazed window facing the front, radiator, and a door accessing:

EN-SUITE
Luxurious double shower cubicle with adjustable shower head and mixer tap, a sleek wash hand basin with mixer tap, modern low level WC, comforting radiator, efficient extractor fan, elegant inset spotlights, chic part tiled walls, and sophisticated 'Amtico'

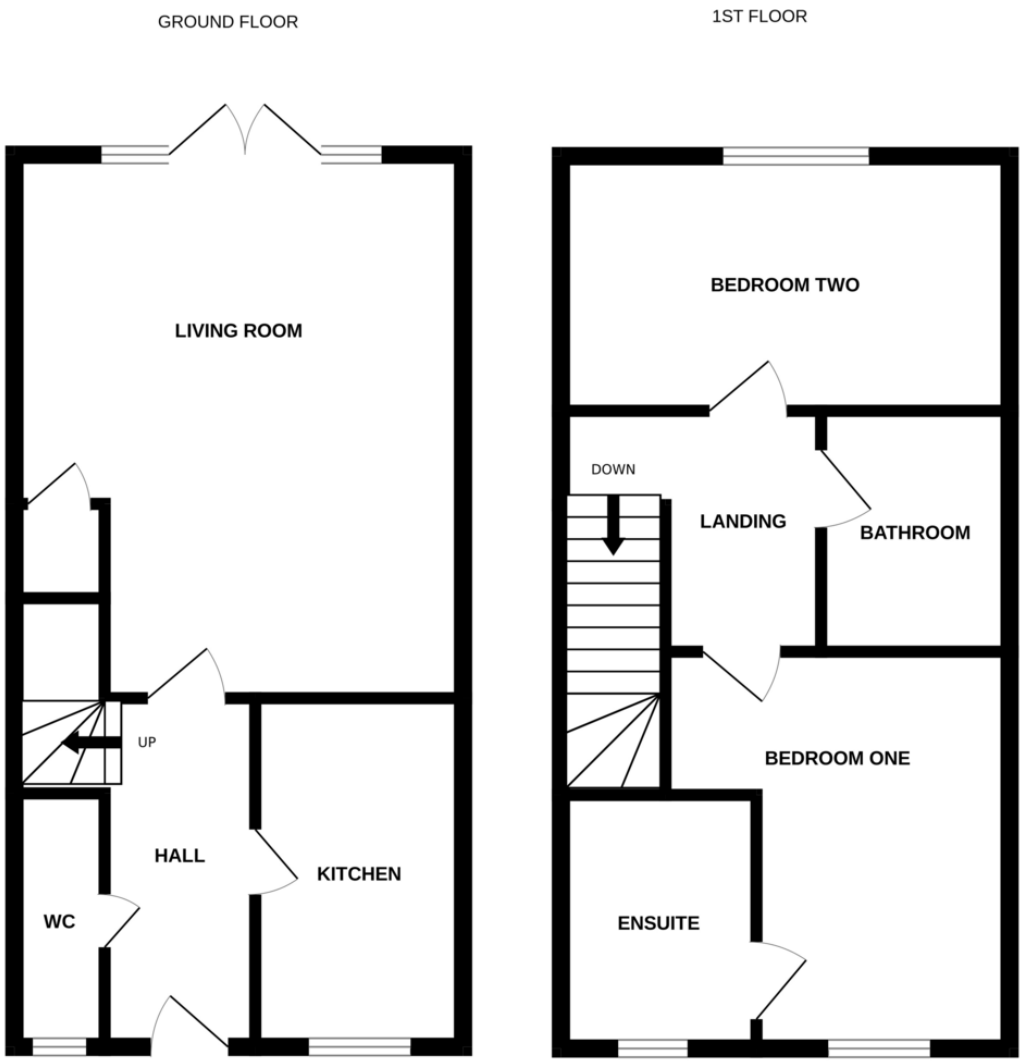
BEDROOM TWO
13' 9" x 8' 0" (4.19m x 2.44m)
Double glazed window overlooking the rear, a convenient built-in airing cupboard (housing the water tank), and radiator.

BATHROOM
Enclosed panel bathtub with a mixer tap and adjustable shower head, stylish wash hand basin with mixer tap, modern low level WC, warm radiator, effective extractor fan, elegant inset spotlights, tastefully tiled walls, and high-quality 'Amtico' flooring.

GARDEN
A generous lawn area with a paved patio, a raised seating spot with a charming pergola at the back, elevated flower beds on the side, an external tap, and additional access through the side gate.

PARKING
There is a driveway to the side of the property providing off road parking.

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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