



3 bedroom Semi-Detached House located in Colchester.

Guide Price
£350,000 - £375,000

Find us on..



JOHN ALEXANDER
ESTATE AGENTS

Mersea Road Colchester CO2 8RB

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £350,000 TO £375,000

John Alexander is proud to offer to market a contemporary semi detached family home situated in the south side of Colchester it offers excellent access to local amenities and schools. The property features well-presented, spacious living areas, three bedrooms, an enclosed garden, and an outside games room. Don't miss out on this opportunity to purchase your new home and book a viewing today!

THE HOME

As you approach the property, you are greeted by an inviting façade and block paved driveway that sets the tone for the elegance within. The storm porch opens into a spacious and bright entrance hall, leading you to the heart of the home.

The exquisite kitchen/dining room is to the rear of the property and beautifully presented with sleek cabinetry in a soothing neutral palette, equipped with high-quality appliances and complemented by a polished wooden floor that adds warmth and sophistication.

The room is well lit with dual aspect lighting from the large bi-fold doors overlooking the garden and a skylight bringing the outdoors in. There is ample storage space with a natural segregation for the dining area creating the perfect entertaining space.

The living room exudes elegance, enhanced by a plush carpet and large windows that flood the space with natural light, creating a warm and inviting atmosphere. A under stairs storage cupboard keeps a clutter free

environment and completes this floor.

The first floor houses three good sized bedrooms, bedroom three providing built in wardrobes, each offering comfort and versatility for family members or guests. Completing the upstairs layout is a well-appointed family bathroom which elegantly marries modern design with practicality. It boasts a stylish suite and natural light enhances the space, creating a refreshing and serene environment.

THE OUTSIDE

Step into the inviting garden, a perfect spot for relaxation and enjoyment. The landscaped space features a charming games room equipped with a stylish bar area, providing the perfect setting for gatherings. A paved pathway guides you through the garden, surrounded by greenery that adds to the peaceful ambiance. Nearby, a wooden pergola provides a shaded spot for outdoor dining or just lounging.

THE LOCATION

This location offers convenient access to the city centre, just three miles away, making it ideal for those who want a balance of suburban tranquillity and urban amenities. The area boasts excellent local amenities, including shops, eateries, and schools, catering to the needs of families and professionals alike. With good transport links and proximity to scenic spots, it's a well-connected and vibrant community to call home.



3



1



2



B



EPC

C





FLOORPLAN

Mersea Road

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft

Outbuilding = 21.6 sq m / 232 sq ft

Total = 112.6 sq m / 1211 sq ft



DIRECTIONS

CONTACT

99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

Find us on..



JOHN ALEXANDER
ESTATE AGENTS