



3 bedroom Semi-Detached House located in Colchester.

Guide Price
£325,000 - £350,000

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JOHN ALEXANDER
ESTATE AGENTS

Roman Circus Walk

Colchester Essex

CO2 7NF

FULL DESCRIPTION

OVERVIEW

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This contemporary and generously sized three-bedroom semi-detached home is ideally located on the highly desirable Roman Circus Walk in Colchester, offering a blend of style and comfort in a prime setting. Just a short stroll from Abbey Fields, it also benefits from easy access to top-rated schools, Colchester's City Centre, and Colchester Town Station, which provides direct train services to London Liverpool Street. This property is perfect for both families and commuters.

THE HOME

As you step into the home, you're greeted by a bright and welcoming hallway, offering plenty of storage options, including built-in cupboards and extra space under the stairs-perfect for storing away everyday items. The U-shaped kitchen is both practical and stylish, with plenty of counter space, storage, and top-of-the-line integrated appliances, making it an ideal spot for cooking and entertaining.

For added convenience, there's a WC on the ground floor. Towards the rear of the house, the spacious open plan living and dining area is bathed in natural light, creating a fantastic environment for relaxing or dining. The door connecting from the living room leads out to the rear garden, blending the indoor and outdoor spaces effortlessly.

Upstairs, the landing includes an airing cupboard and leads to the three generously sized bedrooms. The main bedroom is spacious enough to comfortably fit a king-size bed, wardrobes, and more, providing a relaxing and private sanctuary. The second double bedroom offers plenty of versatility, while the third bedroom, currently set up as a storage/dress room, could easily be adapted into a nursery, home office, or guest room. The modern family bathroom is equipped with a bath and overhead shower, a WC, and a washbasin, all finished to a high standard.

ROOM DIMENSIONS

Entrance Hallway - 2.00m x 3.85m (6'6 x 12'7)

Kitchen - 3.31m x 2.68m (10'10 x 8'9)

Living & Dining Room - 5.37m x 3.93m (17'7 x 12'10)

WC - 2.32m x 1.12m (7'7 x 3'8)

Landing - 1.95m x 2.90m (6'4 x 9'6)

Bedroom One - 3.38m x 3.13m (11'1 x 10'3)

Bedroom Two - 2.82m x 3.86m (9'3 x 12'7)

Bedroom Three - 2.51m x 2.83m (8'2 x 9'3)

Bathroom 1.95m x 1.96m (6'4 x 6'5)

THE OUTSIDE

The exterior of the property features a beautifully landscaped rear garden, designed for minimal upkeep and maximum enjoyment. The extended patio area offers an ideal spot for outdoor seating and dining, while the artificial lawn guarantees a pristine look throughout the year. At the back, a shed provides extra storage space, and gated side access leads to the two allocated parking spaces.



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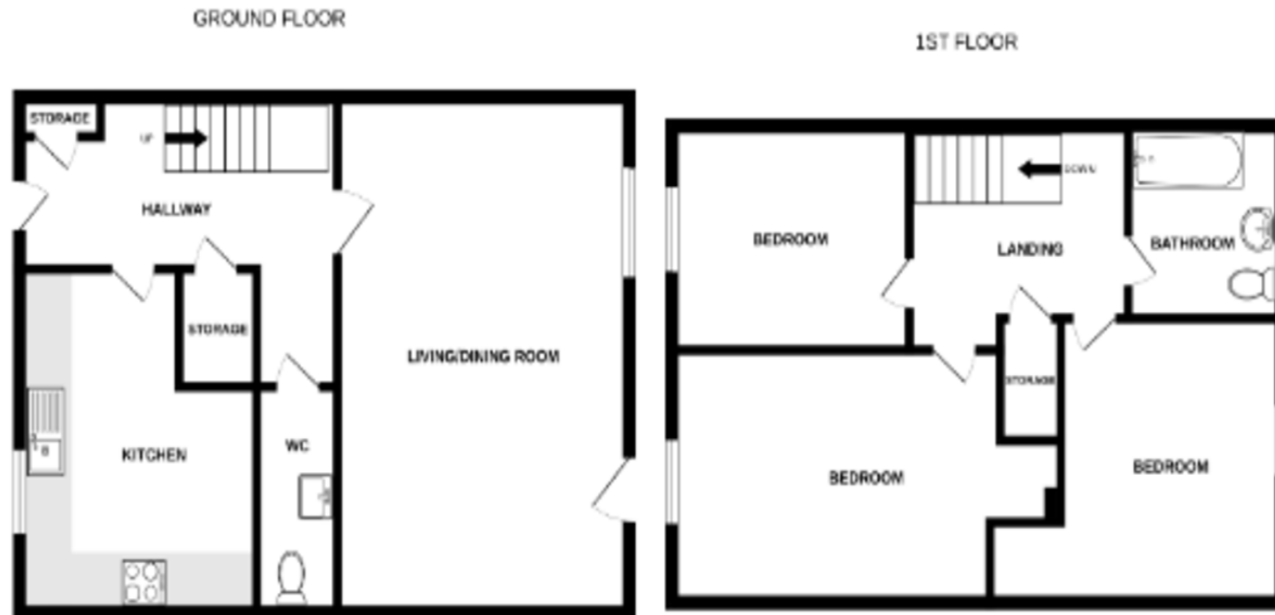
THE LOCATION

The property is ideally located in a highly sought-after area, offering the perfect balance of peaceful living and convenient access to local amenities. Just a short walk from the scenic Abbey Fields, residents can enjoy green spaces and outdoor activities.

Colchester City Centre is easily accessible, providing a wide range of shops, restaurants, and leisure options. Excellent transport links are nearby, with Colchester Town Station offering direct train services to London Liverpool Street, making it an excellent choice for commuters. Additionally, top-rated schools are within easy reach, making it a great location for families.



FLOORPLAN



DIRECTIONS

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