



3 bedroom Detached House located in Colchester.

Guide Price
£450,000-£475,000

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D'arcy Road Colchester CO2 8BA



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FULL DESCRIPTION

THE OVERVIEW

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An impressive and spacious family residence, set on a remarkable plot and nestled along a tranquil road-just moments from the vibrant heart of Colchester.

THE HOME

This truly unique home offers an abundance of versatile living space, ideal for both family life and entertaining. The ground floor features an inviting entrance porch, a wide central hallway, a spacious lounge, a study, a well-appointed kitchen/diner, utility room, lobby, cloakroom, and a generously sized conservatory perfect for relaxed gatherings.

Upstairs, you'll find three well-proportioned double bedrooms, providing ample space for the whole family, along with a centrally located family bathroom.

Bay windows span both floors at the front and side of the property, enhancing the natural light, adding a sense of space, and retaining the home's distinctive character.

THE OUTSIDE

Externally, this property is truly exceptional. It boasts an expansive front and side plot, providing generous off-road parking and access to a large garage and workshop-perfect for a home business, recreational use, or potential annexe conversion. The garage also features a 16ft inspection pit, ideal for car enthusiasts or

those who enjoy hands-on vehicle maintenance.

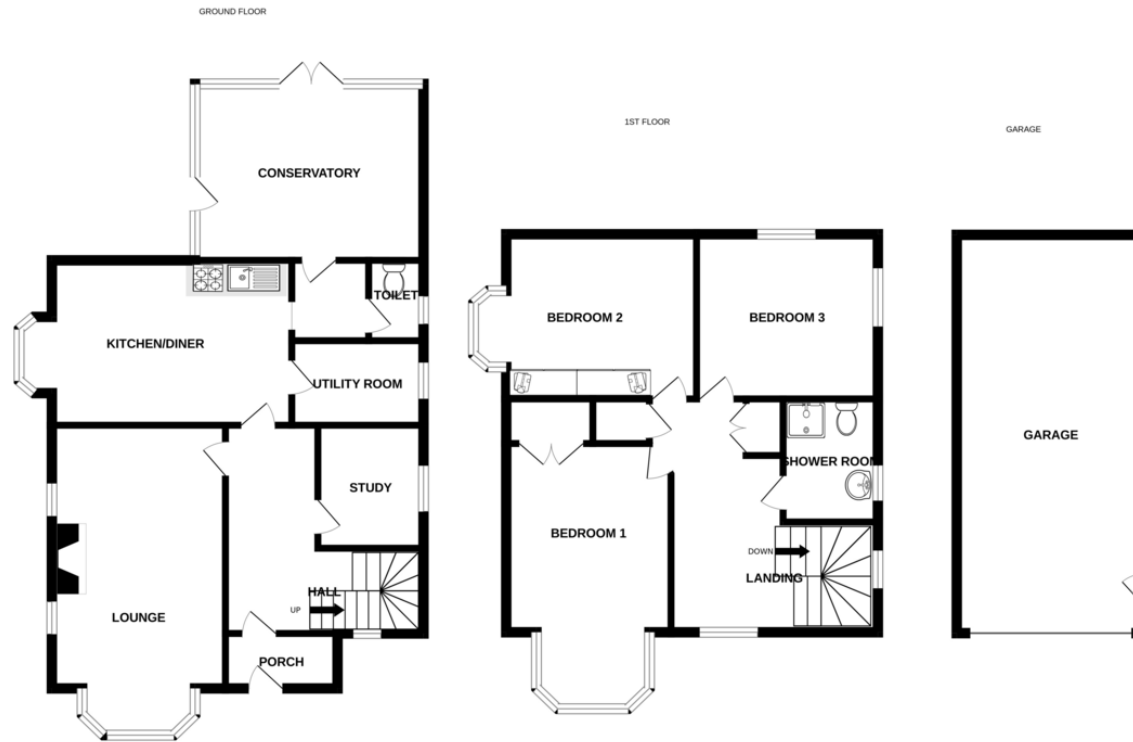
The rear garden is a real standout-beautifully landscaped and significantly larger than average. It extends beyond the standard plot with additional land to the side, creating a peaceful, private retreat with a wonderfully spacious feel.

THE LOCATION

Situated in the sought-after area of Old Heath, this home enjoys a convenient location close to local amenities and offers excellent access to nearby villages, as well as Colchester's vibrant city centre-home to a wide selection of shops, restaurants, and leisure facilities. With mainline rail links to London Liverpool Street and highly regarded schools in the vicinity, this property presents an ideal opportunity for family living.



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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