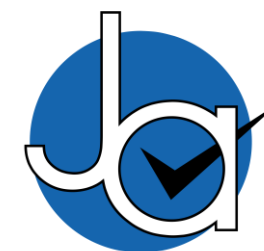
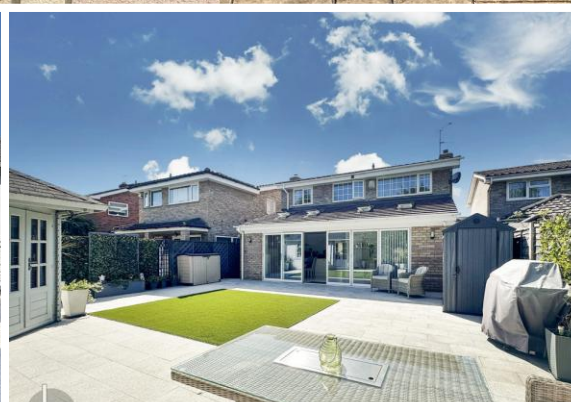




4 bedroom Detached House located in Colchester.

Guide Price
£475,000 - £500,000

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JOHN ALEXANDER
ESTATE AGENTS

Newcastle Avenue Colchester CO3 9XE

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £475,000 TO £500,000

John Alexander is proud to present an exceptional four bedroom detached family home, thoughtfully extended and beautifully presented throughout. Featuring a spacious lounge, an impressive open-plan kitchen/dining/living area, a converted home office, and versatile outbuilding, this property blends modern design with functional living. Situated in the sought-after west side of Colchester, Newcastle Avenue offers a peaceful residential setting while remaining close to everyday conveniences.

STEP INSIDE

Upon entering, you are welcomed by a bright and generously proportioned entrance hall that immediately sets an inviting tone. To the left, the spacious living room provides a warm and relaxing atmosphere, enhanced by a large front-facing window and a seamless connection via double doors to the impressive open-plan kitchen, dining, and living area.

The kitchen is a true chef's delight, showcasing a comprehensive range of premium fitted cabinetry, sleek worktops, and top-quality integrated appliances, including a Rangemaster cooker and dishwasher. The rear extension has been meticulously designed to maximise natural light, boasting four Velux skylights set into the ceiling and an entire rear wall of expansive bi-fold doors. These open effortlessly to reveal a beautifully landscaped garden, creating an exceptional indoor-outdoor flow.

To the right of the entrance hall, the former garage has been cleverly converted into a well-appointed home office/study, delivering a practical and adaptable space. Its considered layout, ample

storage, and tasteful design make it ideal for remote working or as an additional family room.

The ground floor also benefits from a convenient cloakroom/WC and a central hallway that connects each area effortlessly.

Upstairs, a well-arranged landing leads to four generously sized bedrooms. The principal bedroom enjoys excellent proportions, while the additional bedrooms provide ample flexibility for family, guests, or hobby use. The first floor is further enhanced by a modern family bathroom and a separate shower room, ensuring convenience for busy households.

STEP OUTSIDE

The rear garden has been expertly landscaped to create a stylish, low-maintenance retreat, ideal for both relaxation and entertaining in every season. A substantial expanse of high-quality paving forms the perfect setting for al fresco dining and social gatherings, while a neatly designed section of artificial lawn introduces a vibrant splash of greenery without the need for upkeep. In the corner, a recently built fully powered outbuilding provides exceptional versatility. Whether used as a dedicated home office, a games room, a bar, or a private gym, it's a space ready to adapt to a wide variety of lifestyle needs. Practical side access is available on both sides of the property, enhancing convenience and ensuring easy movement between the front and rear gardens.

At the front, a generously sized and neatly maintained driveway offers ample off-road parking for multiple vehicles

THE LOCATION

Newcastle Avenue is situated in a highly sought-after residential area on the west side of



4



2



3



D



EPC

C





Colchester, offering a peaceful neighbourhood setting with excellent access to local amenities. The property is within easy reach of Lexden and Prettygate, home to well-regarded schools, local shops, and green spaces. Colchester's historic city centre is just a short drive away, providing an extensive range of retail, dining, and leisure facilities. For commuters, the A12 is easily accessible.





Newcastle Avenue, Colchester, CO3 9XE

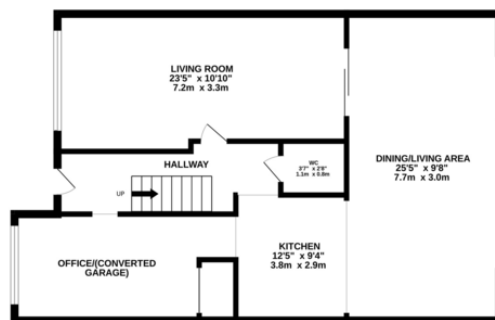


FLOORPLAN

GROUND FLOOR BUILDING 2



GROUND FLOOR



1ST FLOOR



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

CONTACT

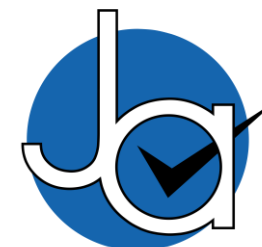
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