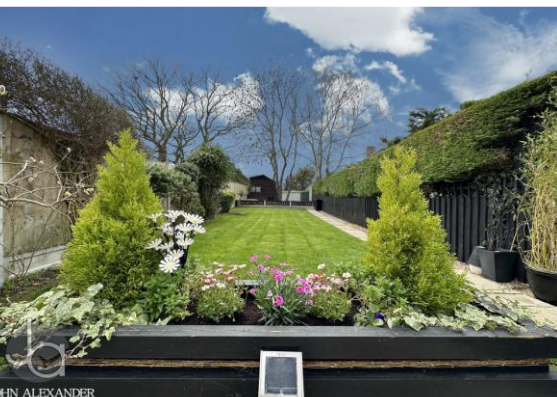




**3 bedroom
Semi-Detached
House located
in Colchester.**

£325,000 - £350,000

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ESTATE AGENTS

Normandy Avenue Colchester CO2 8SD

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £325,000-£350,000

Located in the popular Normandy Avenue area of Colchester, this well-maintained three-bedroom home offers around 1,113 sq ft of flexible living space. The ground floor features a spacious lounge, a large kitchen/breakfast room, a shower room, and a bar/hobby room. Upstairs are three good-sized bedrooms and a family bathroom. Close to local amenities, schools, and transport links, the property provides versatile accommodation in a well-connected neighbourhood.

STEP INSIDE

Stepping inside, you are welcomed into a central hallway, from which all principal ground floor rooms are accessed. Immediately to the left sits the spacious lounge, measuring 4.28m x 3.28m (14'1" x 10'9"), featuring a distinctive bay window that brings in ample natural light.

Continuing through the hallway, a doorway leads to the generous kitchen/breakfast room, positioned at the rear of the property and measuring 4.30m x 3.35m (14'1" x 11'0"). This sizeable room provides space for a dining table, with the layout allowing for a functional cooking and dining environment. A built-in cupboard provides useful additional storage.

Adjacent to the kitchen is a well-planned shower room, complete with shower enclosure, WC and wash basin. Across the hallway lies a unique and versatile bar room, measuring 3.66m x 1.83m (12'0" x 6'0")-ideal as a social space, hobby room, home office or potential conversion to suit individual needs.

From the main hallway, stairs lead to the first floor where a bright landing connects three bedrooms and a family bathroom. The first of the larger bedrooms sits to the front, measuring 4.30m x 3.33m (14'1" x 10'11"), and includes a bay window echoing the style of the lounge below. The second double bedroom, positioned centrally, measures 4.30m x 3.29m (14'1" x 10'10"), offering another spacious and well-proportioned room.

The third bedroom, located at the rear, measures 2.81m x 2.32m (9'3" x 7'7") and is suitable as a single bedroom, nursery, or dedicated study. The first floor also features a built-in cupboard along the landing (CBD). Completing the layout is the family bathroom, fitted with a bath, WC, wash basin, and window for ventilation.

STEP OUTSIDE

The property benefits from a driveway providing ample off- road parking for three vehicles, along with convenient side access leading to the rear. The south- facing garden is a standout feature, offering a beautifully arranged outdoor space complete with a generous patio ideal for entertaining. The garden also includes multiple power sockets and lighting, a mainly laid- to- lawn area, and a useful shed which will remain with the property.

LOCATION

This location sits within the Old Heath and The Hythe area of Colchester, offering easy access to everyday amenities such as Lidl, the East of England Co- op, and local convenience stores within 0.5 miles. Families benefit from well- rated nearby schools including St George's School (Good) and Kendall Church of England Primary (Outstanding), with The Thomas Lord Audley School just 0.5 miles away. Transport links are convenient too, with nearby bus stops and Colchester Town station around 1.5 km from the postcode.



3



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FLOORPLAN

Normandy Avenue

Approximate Gross Internal Area
103.4 sq m / 1113 sq ft



Ground Floor = 59.3 sq m / 638 sq ft



First Floor = 44.1 sq m / 475 sq ft

DIRECTIONS

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