



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

**Guide Price  
£350,000 - £375,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Newcastle Avenue Colchester CO3 9XE

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £350,000 to £375,000\*\*\*

This immaculately appointed three-bedroom semi-detached home offers beautifully upgraded accommodation throughout, thoughtfully modernised to an exceptional standard and complemented by generous gardens to the front and rear. Set within a quiet and peaceful neighbourhood, the property provides a warm and welcoming environment ideal for comfortable modern living.

### STEP INSIDE

Stepping through the newly replastered and repainted porch-complete with fresh flooring-you enter the spacious Sitting/Dining Room, an impressive dual purpose living area measuring 22'5" x 11'10" (7.1m x 3.6m). This bright and inviting space has been fully replastered, redecorated, and fitted with new flooring, radiators, updated pipework, sockets, and lighting. New windows and elegant patio French doors installed in 2024 flood the room with natural light and open directly onto the west facing rear garden. Additional interior French doors have been added to the base of the stairs, enhancing both style and practicality.

The Kitchen, measuring 9'9" x 8'0" (3.0m x 2.4m), has been fully replastered, repainted, and thoughtfully reconfigured with the boiler relocated upstairs to maximise usable space. It benefits from a new radiator (2024), a new window (2024), and a new oven (2024), creating a fresh and functional culinary environment.

Ascending the newly redecorated staircase-complete with an updated banister and new handrail-you reach the bright landing, enhanced by a newly installed window. The first-floor hosts three beautifully updated bedrooms. The principal bedroom measures 11'7" x 10'6" (3.5m x 3.2m), the second bedroom 11'3" x 10'6" (3.4m x 3.2m), and the third bedroom 8'5" x 8'4" (2.5m x 2.5m). Each room has been upgraded with new flooring, radiators, windows, sockets and switches.

The Bathroom, measuring 8'3" x 8'0" (2.5m x 2.4m), underwent a complete refurbishment in 2024. It features a brand-new bath suite, fully tiled and replastered walls, a new radiator and door, and a new window. The combi boiler was newly installed with updated pipework in 2023/2024. The Loft has been improved with a new hatch and ladder, and is at least 50% boarded, providing excellent additional storage.



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### **STEP OUTSIDE**

Externally, the property continues to impress. The front garden has been fully re-turfed, with previous trees removed to create a clean and open approach. The west-facing rear garden enjoys stunning afternoon and evening sun from midday onwards, making it a perfect space for relaxation and outdoor entertaining. Significant upgrades are underway, including brand new fencing installed in 2025, the removal of 15-foot conifer trees at the rear, newly installed borders and decking (2025), and a new shed currently in progress. The right-hand side fencing is owned by the property. The Garage, measuring 16'9" x 8'0" (5.1m x 2.4m), benefits from major utility upgrades, including a new fuse box (2024), a full house rewire (2024) with new sockets and switches throughout, and new gas pipework and an external gas box installed in 2025. In addition, the driveway can accommodate four cars.

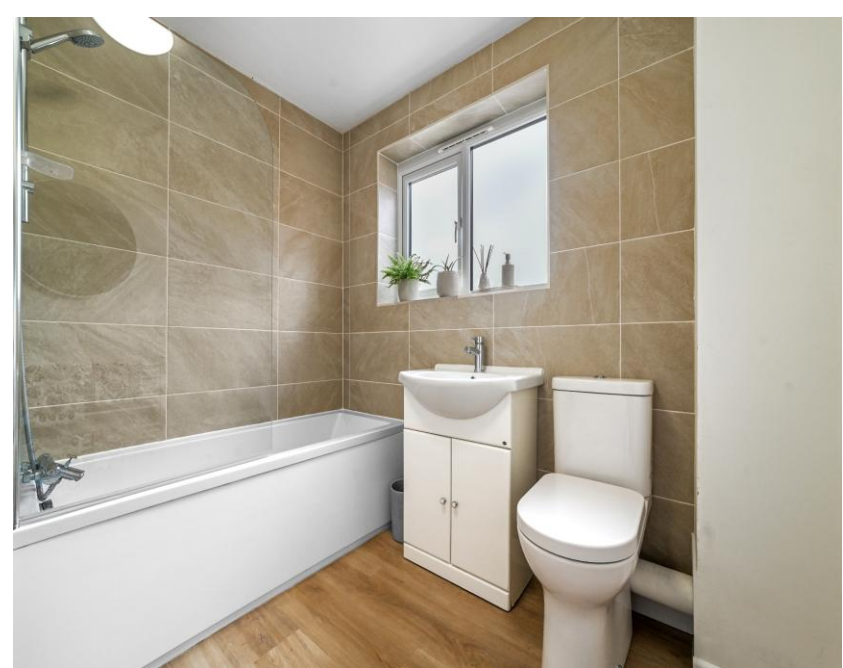


### **THE LOCATION**

Newcastle Avenue sits within the sought-after Westlands Estate, just moments from the beautiful Westlands Country Park - a 16-hectare stretch of woodland and open grassland offering peaceful walking trails, play areas, and access to wider green spaces. This quiet residential location blends natural surroundings with convenient links to local amenities, making it an appealing setting for families and outdoor lovers alike.



Newcastle Avenue, Colchester, CO3 9XE



## FLOORPLAN



Ground Floor

First Floor

Approximate Gross Internal Area  
965 sq ft (90 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not dispute the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharinggroup.co.uk



## DIRECTIONS

### CONTACT

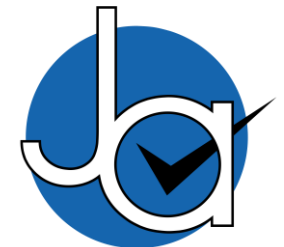
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