



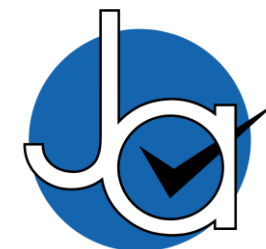
4 bedroom Detached House located in Colchester.

Guide Price
£500,000 - £550,000

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Scythe Way Colchester CO3 4SJ

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £500,000 - £550,000

A spacious and well-appointed four-bedroom family home in Prettygate featuring two reception rooms including a generous lounge, contemporary kitchen/diner, conservatory, utility, ground floor WC and two en suite bedrooms. Outside offers a mature rear garden with patio, decking and summer house, along with two garages and ample off road parking.

STEP INSIDE

Stepping inside the property, you are welcomed into a bright entrance hall where attractive wood-effect flooring immediately sets the tone and flows seamlessly throughout the home.

The ground floor offers well-proportioned and versatile living accommodation, beginning with the main lounge measuring approximately 11 ft 1 in x 19 ft, a generous and inviting space ideal for relaxation or entertaining.

The heart of the home is the impressive kitchen/diner, measuring approximately 19 ft 7 in x 10 ft 7 in. This contemporary space is fitted with modern high-gloss cabinetry, matching work surfaces, integrated appliances, and a breakfast bar ideal for casual dining. A red splashback adds a striking contrast. The kitchen/diner flows seamlessly into the conservatory, creating an excellent sociable and family-friendly layout.

The conservatory, measuring approximately 10 ft 11 in x 6 ft 11 in, is a bright and airy addition to the home and enjoys attractive views over the garden. French doors open directly onto the garden, enhancing the connection between indoor and outdoor living.

Leading from the kitchen is a practical utility room with matching cabinetry, sink basin, space for a washing machine, and housing the boiler. A ground-floor WC adds further convenience.

Completing the ground floor is a versatile fourth bedroom measuring approximately 9 ft x 7 ft 1 in, ideal for guests, multigenerational living, or use as a home office.

To the first floor, the accommodation continues to impress. The master bedroom is of generous proportions, measuring approximately 11 ft 8 in x 18 ft 11 in, and benefits from a stunning contemporary wet-room en suite. Bedroom two measures approximately 11 ft 4 in x 10 ft 1 in and also enjoys its own modern en-suite shower room. Bedroom three measures approximately 12 ft 6 in x 9 ft 7 in and provides further comfortable accommodation, benefiting from built-in cupboards.

STEP OUTSIDE

Outside, the rear garden is mature, private, and thoughtfully landscaped, featuring an enclosed lawn, patio area perfect for outdoor dining, fencing to all boundaries, and a pond adding character. A decked area sits to the side of the conservatory, ideal for entertaining or relaxing. The summer house, currently used as a guest bedroom, offers excellent versatility. To the front, the property benefits from two garages, off road parking for several vehicles, and established shrubbery enhancing kerb appeal.

THE LOCATION

Situated in the highly regarded residential area of Prettygate, to the west of Colchester, Scythe Way enjoys a peaceful yet convenient setting. The location is popular with families and professionals, offering a strong community feel and easy access to local amenities. Well regarded primary and secondary schools, local shops, cafés, and leisure facilities are all nearby, while Colchester's historic city centre is just a short drive away. Excellent transport links include easy access to the A12 for London and Ipswich, and Colchester mainline station with direct services to London Liverpool Street.



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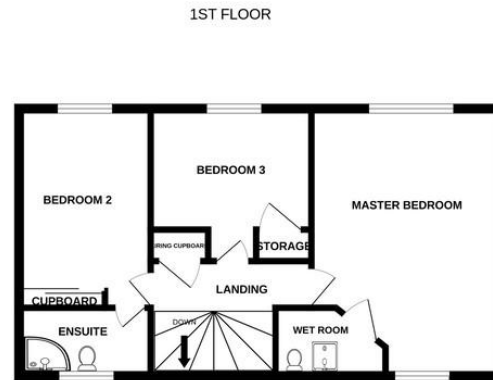
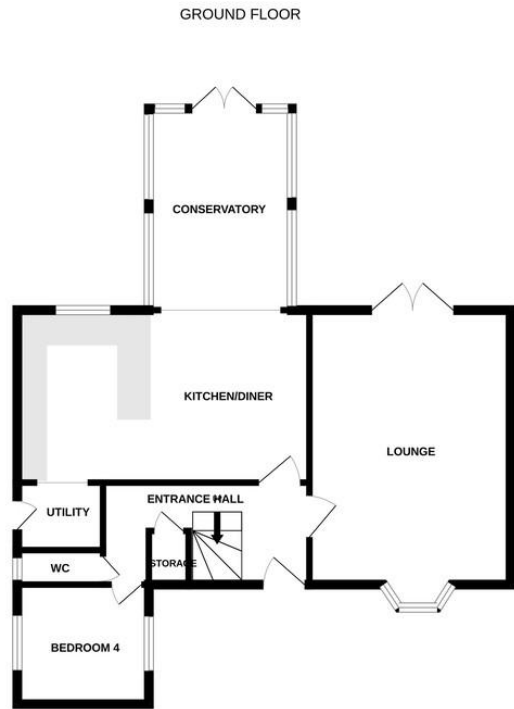




Scythe Way, Colchester, CO3 4SJ



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

CONTACT

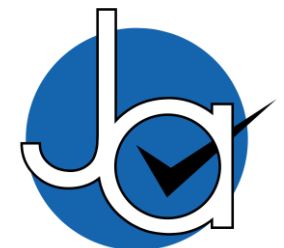
**99 London Road
Stanway
Colchester
Essex
CO3 0NY**

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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JOHN ALEXANDER
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