



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

**Guide Price
£400,000-£425,000**

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JOHN ALEXANDER
ESTATE AGENTS

16 Lavender Crescent Feering Colchester CO5 9GJ



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EPC

TBC



FULL DESCRIPTION

OVERVIEW

We are delighted to offer this four year old three bedroom family home which is presented in excellent condition throughout located on this popular development in the village of 'Feering' giving good access to the A12 and Kelvedon train station.

ENTRANCE HALL

Stairs to first floor, LVT flooring, radiator, understairs cupboard.

CLOAKROOM

Low level WC, wash basin, radiator, extractor fan.

LOUNGE

16' 0" x 10' 6" (4.88m x 3.2m)

Double glazed windows to front and side, radiator, LVT flooring, media wall with LED's cupboards and shelving.

KITCHEN/DINER

16' 2" x 10' 6" (4.93m x 3.2m)

Double glazed windows to front and side, radiator, LVT flooring, one and a half bowl single drainer sink unit with cupboard's under, matching drainer sink and eye level cupboards, work surfaces, integrated oven, hob and extractor fan, built in fridge freezer, dishwasher and washing machine, gas boiler concealed within cupboard space, down lighters to ceiling, double glazed French doors to garden.

LANDING

Built in storage cupboard, access to loft space which is part boarded.

BEDROOM ONE

11' 8" x 10' 6" (3.56m x 3.2m)

Double glazed window to side, radiator, built in mirrored wardrobes.

EN-SUITE SHOWER ROOM

Tiled shower, low level WC, wash basin, radiator, extractor fan, down lighters to ceiling, obscure double glazed window to front.

BEDROOM TWO

10' 5" x 8' 2" (3.18m x 2.49m)

Double glazed windows to front and side, radiator.

BEDROOM THREE

10' 9" x 6' 3" (3.28m x 1.91m)

Double glazed window to side, radiator.

BATHROOM

White suite comprising of shower bath with guard, low level WC, wash basin, heated towel rail, obscure double glazed window to side, downlighters to ceiling.

OUTSIDE

Side access to the rear garden which is laid to lawn with patio area, outside tap, some shrubs.

To the rear there are two allocated parking spaces where there is located an electric charger point.



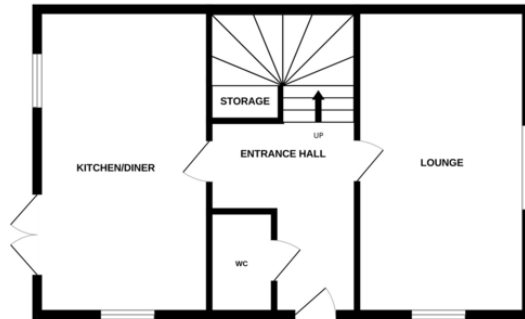


Lavender Crescent, Feering, Colchester, CO5 9GJ

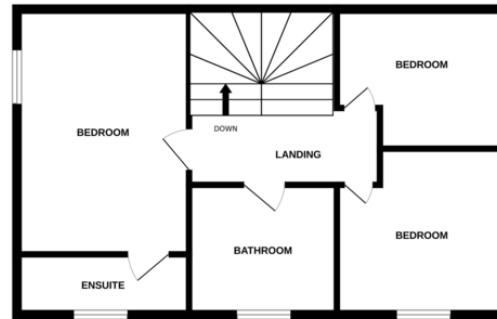


FLOORPLAN

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

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