

oakheart



£425,000

Guide Price

Alan Way, Colchester

Guide Price: £425,000 - £450,000 Situated in a popular residential position within Prettygate and walking distance to school and local amenities is this beautifully presented three-bedroom semi-detached home on Alan Way. It has been thoughtfully extended and upgraded over the years, creating a bright, spacious, and highly functional family home.

The ground floor offers an exceptional flow of accommodation, centred around a stunning open-plan kitchen/dining area to the rear. This impressive space has been designed for modern living, featuring bi-fold doors that open seamlessly onto the garden, allowing natural light to flood in and creating a perfect indoor-outdoor connection. The garden itself is a generous size, enjoys an easterly aspect for morning sun, and benefits from mature trees to the rear, offering a high degree of privacy and

minimal overlooking.

In addition to the main living room at the front, the property has been extended to provide a further versatile reception room, currently used as a playroom, ideal for families or those needing additional living or working space.

A former garage has been cleverly converted to create a practical utility room and a ground floor shower room, adding further convenience and enhancing the home's usability.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all offering comfortable accommodation. The first floor also hosts a family bathroom,

which presents an opportunity for a buyer to update and add their own finishing touches.

Throughout, the home is presented in a neutral and modern style, having been tastefully renovated by the current owners, meaning minimal work is required for a new purchaser to move straight in and enjoy.

This is a fantastic opportunity to acquire a spacious, extended home in a sought-after location, offering both practicality and style in equal measure whilst perfectly lending itself to flexible living given the downstairs bathroom and extra reception room.









