



RE/MAX

PROPERTY HUB



16 Crestlands, Colchester, CO7 8AF

Guide price £340,000

****GUIDE PRICE: £340,000 – £350,000**** Beautifully presented and offering versatile accommodation throughout, this four-bedroom semi-detached home is situated in the sought-after village of Alresford, conveniently located for the train station, well-regarded schools, countryside walks and coastal routes.

The property has been thoughtfully arranged to suit a variety of lifestyles, with two flexible ground-floor bedrooms, one positioned alongside a shower room, making it ideal for multi-generational living, visiting guests or independent teenagers. A spacious lounge/diner provides an inviting living space, complemented by a modern kitchen and separate utility room. Upstairs, two further bedrooms and a family bathroom complete the accommodation.

Externally, the property benefits from generous driveway parking and an enclosed rear garden featuring decking and a substantial summerhouse with power and broadband, ideal for home working, hobbies or additional leisure space.

Combining flexible living arrangements with practical outdoor space and a desirable village location, this is an excellent opportunity for buyers seeking a home that can adapt to their needs.

Entrance Hall: 13'9" x 2'10" (4.21 x 0.88)

Bright entrance hall with stairs to first floor and access to principal rooms.

Ground Floor WC:

Convenient cloakroom with WC and wash hand basin.

Lounge / Diner: 24'7" x 11'10" (7.51 x 3.63)

Extended dual-aspect living room with patio doors opening onto the rear garden, with ample space for both seating and dining.

Kitchen / Breakfast Room: 10'5" x 10'0" (3.20 x 3.05)

Modern fitted kitchen with a range of units and work surfaces, overlooking the rear garden.

Utility Room: 12'4" x 6'2" (3.78 x 1.88)

Separate utility area with additional storage and appliance space.

Ground Floor Shower Room: 7'7" x 4'5" (2.33 x 1.37)

Ground floor shower room serving the rear bedroom, ideal for independent living.

Ground Floor Bedroom 3: 13'5" x 7'8" (4.11 x 2.36)

Versatile ground floor bedroom ideal for multi-generational living, guest room or private retreat.

Ground Floor Bedroom 4: 14'9" x 6'3" (4.50 x 1.91)

Versatile ground floor bedroom ideal for guest accommodation, home office or gym.

First Floor Landing: 7'6" x 3'9" (2.30 x 1.16)

First floor landing with access to two good sized bedrooms and family bathroom, storage cupboard with boiler and loft space.

Master Bedroom: 15'1" x 9'10" (4.60 x 3.02)

Generous double bedroom with fitted storage and windows to front aspect.

Bedroom 2: 9'5" x 7'9" (2.88 x 2.38)

Well-proportioned bedroom overlooking the rear garden.

Bathroom: 6'8" x 5'2" (2.05 x 1.58)

Modern family bathroom with L-shaped bath and shower over, WC and basin.

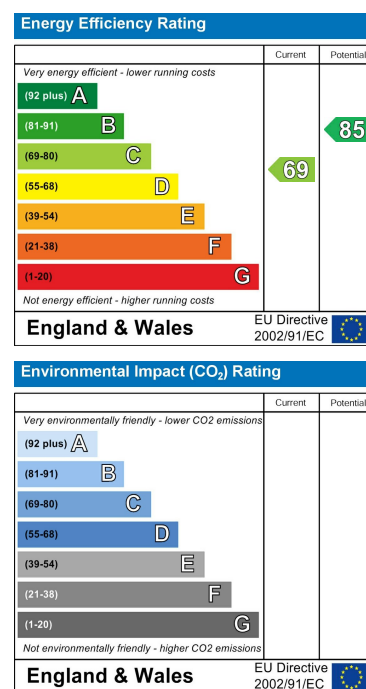
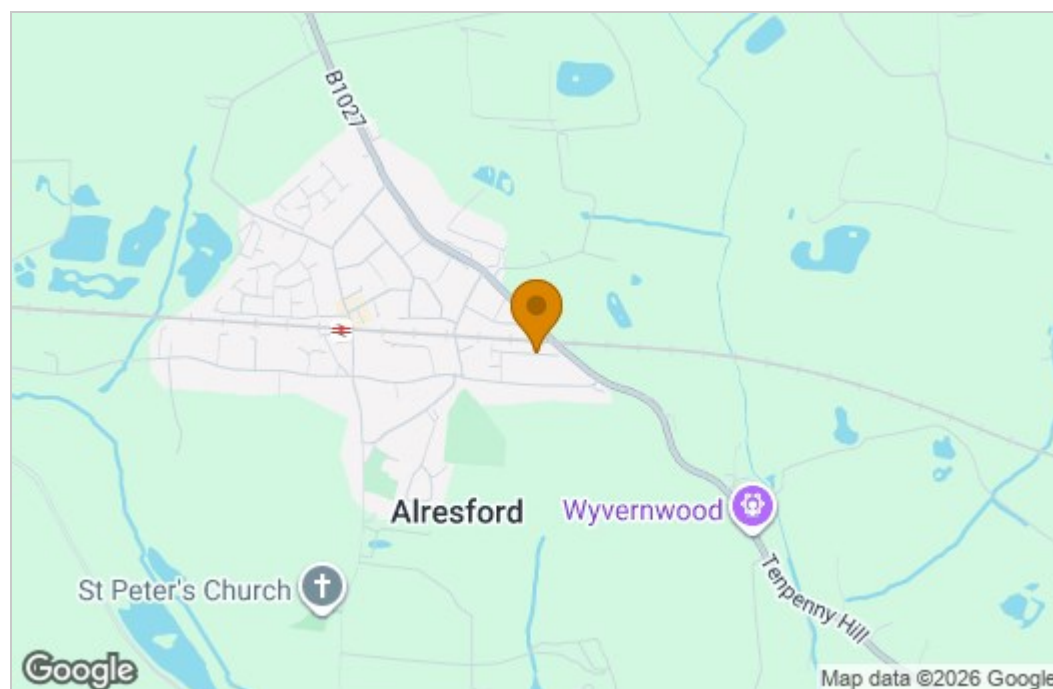
Outside Areas:

Enclosed rear garden mainly laid to lawn with decking and large summerhouse with power and broadband. Driveway parking to the front for multiple vehicles.

Floor Plan



Area Map



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