



## Freeman Close, Colchester

Set within a quiet residential close in Colchester, this well-proportioned four-bedroom townhouse is arranged across three floors, offering flexible living spaces, private garden, and integrated parking via a garage and carport. Clean lines, neutral finishes and an abundance of natural light define the interiors, creating a calm and adaptable home suited to modern family life.

£350,000

# Freeman Close

Colchester, CO4



- Four-bedroom townhouse arranged over three floors
- Generous kitchen/dining space spanning the width of the house
- Quiet residential setting within a modern development
- Approx. 1,378 sq ft of internal accommodation
- Large living space with dual aspect lighting
- Well-connected Colchester location with access to rail links and amenities
- Private rear garden with garage and covered car port
- Principal bedroom with en-suite and built-in storage

## The Property

The house is accessed via a sheltered front door, opening into a central hallway from which the ground-floor accommodation is arranged. To one side, a well-proportioned bedroom is positioned with its own en-suite shower room, offering an ideal guest suite or private workspace. A separate utility room sits adjacent, neatly tucked away, while internal access leads through to the covered carport beyond.

Stairs rise to the first floor, where the primary living spaces are arranged. A generous kitchen/dining room extends across the rear of the plan, with ample worktop space and room for a large dining table, creating a natural setting for everyday living and entertaining. Opposite, a spacious reception room enjoys a bright aspect and flexibility of use. A cloakroom is also positioned on this level.

The upper floor is arranged as a more private sleeping level. Three further bedrooms are set off a central landing, including a principal room with its own en-suite shower room. The remaining bedrooms are served by a family bathroom, finished in a restrained, neutral palette. Throughout, the interiors are cleanly presented, with soft tones and straightforward finishes allowing for easy personalisation.

## The Outside

To the rear, a private garden is laid predominantly to lawn and enclosed by timber fencing, offering a secure and low-maintenance outdoor space. There is scope for landscaping or the addition of a terrace to enhance its use for outdoor dining and relaxation.

A notable feature of the house is its integrated parking provision. A covered carport runs beneath part of the property, leading to a detached garage beyond, providing both secure parking and useful storage. The front elevation is defined by traditional red-brick elevations, with simple detailing that sits comfortably within the surrounding development.

## The Area

Freeman Close is positioned to the north of Colchester, within easy reach of both the town centre and the surrounding countryside. Colchester itself is one of England's oldest towns, now with city status, offering a rich mix of heritage architecture, independent shops, and cultural amenities, including galleries, theatres and a well-regarded food scene.

For transport, Colchester North station provides direct services to London Liverpool Street in under an hour, making the location a practical choice for commuters. The A12 is also easily accessible, connecting to Chelmsford and London to the south, and Ipswich to the north.

Green spaces are plentiful nearby, with a number of parks and open countryside within easy reach, while the Essex coastline lies a short drive away. The area is also well served by local schools and everyday amenities, making it well suited to both families and professionals seeking a balance between town and country living.

## Further Information

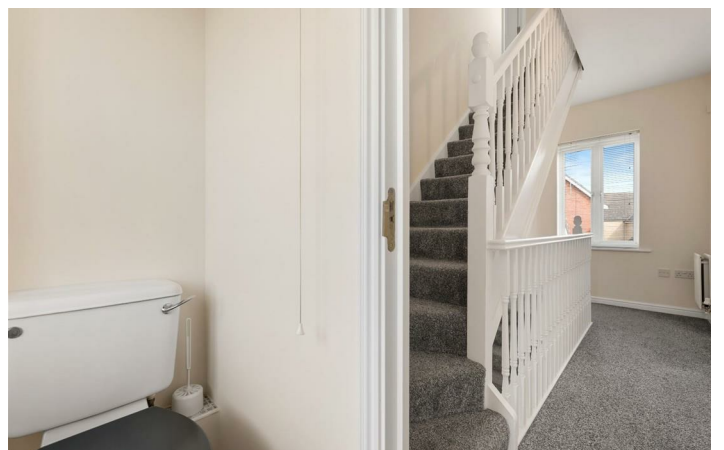
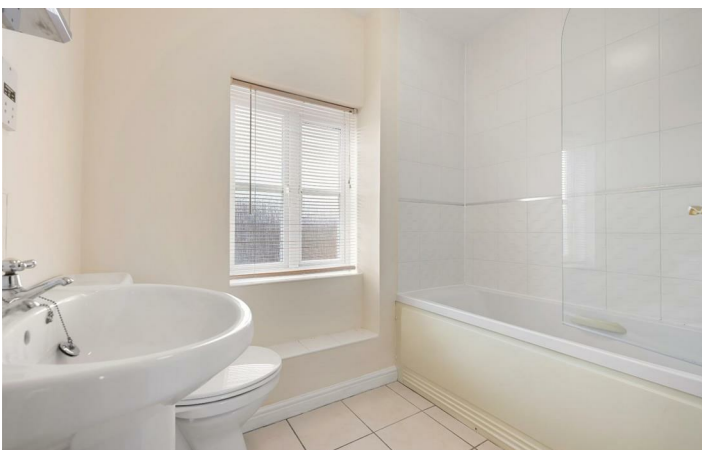
Tenure - Freehold

Council Tax - Band D (Colchester)

Construction - Brick-built

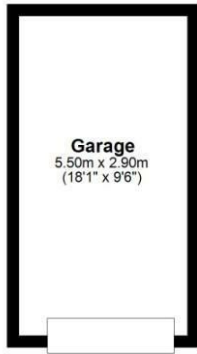
Mains Gas, Electricity, Water and Sewerage

Sellers position - Chain Free

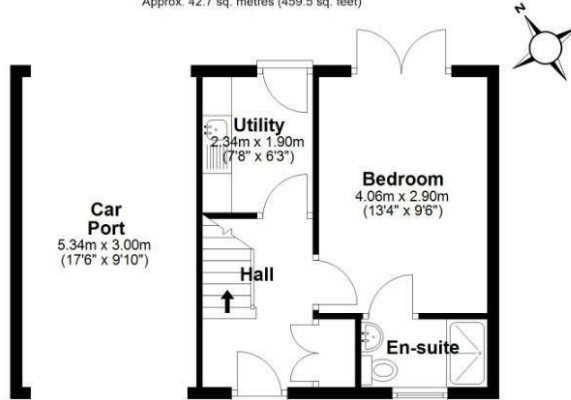


# Floor Plan

**Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 16.0 sq. metres (171.7 sq. feet)



**Ground Floor**  
Approx. 42.7 sq. metres (459.5 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (459.5 sq. feet)



**Second Floor**  
Approx. 42.7 sq. metres (459.5 sq. feet)



Main area: Approx. 128.1 sq. metres (1378.5 sq. feet)  
Plus garages, approx. 16.0 sq. metres (171.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

## Freeman Close, Colchester

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	78		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	