



21 Keymer Way

Colchester, CO3 9XJ

GUIDE PRICE

£300,000-£325,000

Welcome to this well-presented three-bedroom home, ideally located on the desirable west side of Colchester, nestled between the popular areas of Stanway and Lexden. Set within a friendly, family-oriented development, this property offers the perfect blend of comfort, convenience, and community living.



Property Features

- Views of the green
- Three bedrooms
- Garage & Parking
- Beautiful rear garden
- Must be viewed

Full Description

DESCRIPTION

Families will appreciate the short walking distance to both Stanway and Philip Morant secondary schools, along with several well-regarded primary schools nearby. For those who love the outdoors, Westlands Country Park is just a stroll away-perfect for weekend walks and family picnics.

The location is incredibly well-connected. You'll find a variety of local shops and everyday amenities nearby, with the Tollgate Retail Park and major supermarkets just a short drive away. Commuters will benefit from excellent transport links, including easy access to the A12 and A120, and regular bus routes into Colchester town centre. From there, direct train services to London Liverpool Street make city commutes a breeze.

Step inside to a welcoming entrance hall that leads into a spacious and light-filled lounge. The heart of the home is a well-equipped kitchen/dining room, featuring a range of stylish wall and base units, ample worktop space, and room for your appliances. From here, elegant double doors open into a generously sized conservatory-ideal as a second reception space or family room-with further access to the private rear garden.

Upstairs, you'll find three well-proportioned bedrooms. The principal and second bedrooms are both doubles, offering comfortable living for a growing family or guests. A bright family bathroom completes the first-floor accommodation.

Outside, the home enjoys a fully enclosed rear garden, mainly laid to lawn-ideal for children to play or summer entertaining. Communal parking is available, and the property also benefits from a garage in a nearby block, providing extra storage or secure off-road parking.

Room Measurements:

Lounge: 4.60m x 3.51m (15'1" x 11'6")

Kitchen/Dining Room: 4.47m x 2.74m (14'8" x 9'0")

Conservatory: 4.27m x 2.79m (14'0" x 9'2")

Master Bedroom: 4.04m x 2.59m (13'3" x 8'6")

Second Bedroom: 3.28m x 2.59m (10'9" x 8'6")

Third Bedroom: 2.62m x 1.78m (8'7" x 5'10")

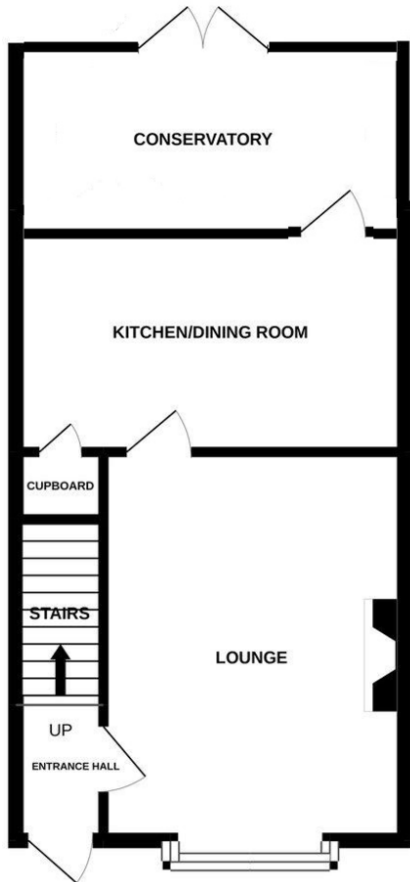
Bathroom: 1.78m x 1.68m (5'10" x 5'6")

This lovely home offers a superb opportunity for families or first-time buyers looking for space, a great location, and excellent local amenities. Viewing is highly recommended-don't miss out on this fantastic property!

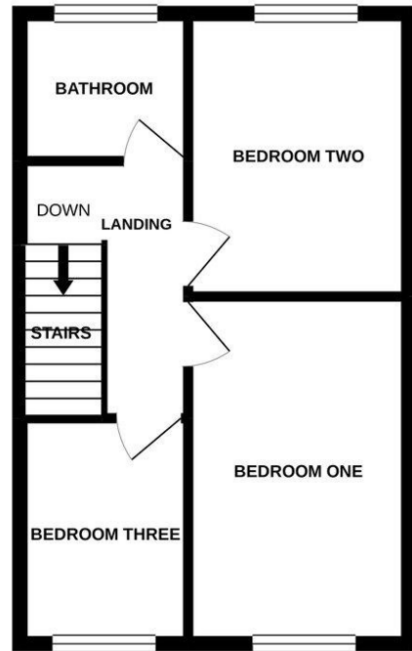




GROUND FLOOR



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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