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## Property Description

Fabulous four bedroom detached house in highly sought after location of Lexden in a quiet cul-de-sac, finished to a high standard in a contemporary style.

Through the entrance door, you are greeted by an amazing open plan living area, incorporating kitchen, seating and dining area.

The minimalistic fitted kitchen has quartz work-tops, induction hob, double electric oven and plate warmer, integrated fridge, freezer and dishwasher and a large Island with sink.

There is plumbing in the under stairs cupboard for a washing machine. The dining area has bi-fold doors leading onto the garden.

The principle bedroom is on the ground floor and has fitted wardrobes and a modern style en-suite 'wet room'. There is a further large double bedroom. An additional contemporary bathroom is also on the ground floor.

Upstairs there are two double bedrooms and a modern shower room. GCH and double glazed.

The property has a large driveway offering parking for several cars. The low maintenance garden is a gorgeous sun-trap with pond and water feature. To the side of the house is a good storage area.

### Outside

This fantastic family home is located in the most highly sought after Lexden, positioned to the West of the City centre.

The property is a short walk from Crouch Street with its range of specialist shops including Gunton's Delicatessen, a Tesco Express and variety of popular bars and restaurants. Colchester town centre provides an excellent range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.



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