



BEVERLEY ROAD COLCHESTER, CO3 3NG

£850,000
FREEHOLD

Nestled in the highly sought-after Lexden area of Colchester, this impressive townhouse on Beverley Road offers a perfect blend of modern living and elegant design. Built in 2004 by the renowned local builders Vaughan, this property boasts a generous 2,500 square feet (approximately) of living space, making it an ideal family home.

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9A BEVERLEY ROAD

- Desirable Lexden Location • Impressive Five Bedroom Semi-Detached Town House • Constructed By Reputable Local Developers, Vaughan & Blythe • Two En-Suite Shower Rooms & Family Bathroom • Formal Reception Room & Separate Dining Room • Approx 2,500 square feet living accommodation • High Spec Nicholas Anthony Kitchen • Sun Room • Enclosed South-West Facing Garden • Double Garage & Driveway for two Vehicles



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Approaching this grand property, it is set well back from the main road and has a handsome appearance with a central lawn, brick footpath, retaining wall with pillars and cast iron railings with gate.

Upon entering, you are greeted by a vestibule with traditional style mosaic flooring, leading onto a warm and inviting entrance hall. Two spacious reception rooms provide ample space for relaxation and entertaining. The formal reception room has a feature real flame fireplace with granite hearth and exudes sophistication, while the separate dining room is perfect for hosting dinner parties. The sun room, bathed in natural light, offers a tranquil space to unwind and enjoy views of the garden.

The heart of the home is undoubtedly the designer kitchen by Nicholas Anthony, which combines style and functionality. It is well-equipped featuring quartz worktops, numerous integrated appliances, including a coffee machine, designed to cater to all your culinary needs, making it a delightful space for family gatherings.

This townhouse features five well-proportioned bedrooms, including two en-suite bathrooms,

ensuring comfort and privacy for all family members. Additionally, there is a family bathroom that serves the remaining bedrooms, providing convenience for daily routines. The Principle bedroom also has an en-suite dressing room. On the first floor, a laundry room is ideally located which houses a washing machine and tumble dryer.

Outside, the property offers parking for several vehicles with a double garage and private driveway, a valuable asset in this desirable location. The surrounding area is known for its excellent amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this stunning townhouse on Beverley Road presents a rare opportunity to acquire a modern home in a prime location. With its spacious layout, high-quality finishes, and proximity to local conveniences, it is sure to appeal to discerning buyers seeking a blend of comfort and style. The property is also available Chain Free.

Outside

The inviting sun room has air conditioning and double doors which lead onto the rear south-west facing garden which is laid to patio and has an array of mature hedges, shrubs and trees.

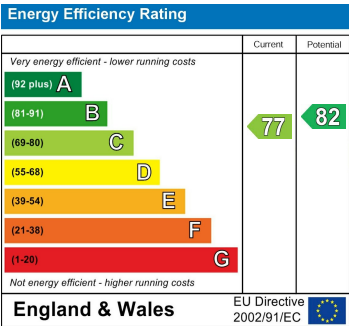
Location

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 City 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Colchester Office Sales
 Essex House
 42 Crouch Street
 Colchester
 Essex
 CO3 3HH

01206 616820
sales@greenwoodpc.co.uk
<http://www.greenwoodpc.co.uk>

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