

**23A CREFFIELD ROAD**  
COLCHESTER, CO3 3JA

**£1,000,000**  
**FREEHOLD**

GUIDE PRICE £1,000,000 - £1,100,000

This elegant NEW BUILD family home is located in the most highly sought after Lexden area, positioned to the West of the City Centre, occupying approximately 3,200 square feet !

Part Exchange Considered

**GREENWOOD**  
PROPERTY CONSULTANTS

## 23A CREFFIELD ROAD

- New Build 6 Bedroom detached home
- Highly sought after Lexden location
- Approximately 3,500 square feet
- Three receptions and three bathrooms
- Amazing kitchen/ living space with double bi-fold doors
- Constructed by local independent builders
- Nicholas Anthony kitchen with integrated appliances
- Double glazed and Air Source Heat Pump
- Driveway with parking for several cars
- walking distance to some of the most desirable schools in the country



This elegant family home is located in the most highly sought after Lexden area, with a Conservation area, positioned to the West of the City centre.

Spread over approximately 3,200 square feet, this simply stunning six bedroom, three bathroom, detached Victorian style New Build house, spread over three stories must be viewed to appreciate the fabulous finish and specification that the local builders have put into the property. The rooms make you feel like you are in a boutique hotel and any new owner would be thoroughly ecstatic to reside in this fabulous house.

You are greeted by the large over-sized bespoke front door which leads into an imposing entrance hall with herringbone wood effect flooring. Double doors at the end of the hallway open onto a spectacular kitchen/ living/ dining room. Two sets of Bi-fold doors open onto the garden and let light flood into this imposing room which will definitely be the heart of this amazing house and is over 28 feet.

A Nicholas Anthony kitchen completes this amazing room with quartz worktops, BOSCH appliances, a stunning Island bar with integrated hob, Quooker hot water tap, full height integrated fridge and freezer, integrated dishwasher, double oven and plate warmer.

Off the kitchen a utility room provides plumbing for washing machine and tumble dryer with door providing access to the side of the house.

From the hallway is the generous living room with bay

window and feature chimney breast ready for you to install a fireplace or wood-burner for cosy evenings. On the opposite side of the hallway is a further reception room which lends itself to a dining room, study or playroom. There is also a downstairs cloakroom.

### First Floor

The grand staircase takes you to the first floor landing. From here you enter the boutique family bathroom with grand free standing 'tub', large walk-in shower and brass fittings, making bathtime a truly luxurious experience.

On this floor there are four double bedrooms with a fully tiled, marble effect en-suite to the Principle bedroom.

### Second Floor

Following the staircase up to the second floor, you enter the simply stunning Principle Suite which feels like entering a Grand Hotel. The bedroom is over 28 feet, from here there is a vast walk-in dressing room and this leads further into a designer bathroom suite, again with free standing 'tub' and separate shower enclosure. There is a further double bedroom on this floor as well.

Throughout the house are high ceilings, solid Oak designer, contemporary doors and double glazed wooden sash windows. Carpets to be Fitted. The owners have advised the property has Cat 5 cabling throughout and being New Build, the property benefits



from a 10 year warranty and an alarm.

Heating and hot water is provided by an Air Source Heat Pump.

### 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

### Outside

The garden is North West facing and has a patio area with the rest of the garden laid to lawn. There is an outside tap and electric sockets.

To the front of the house is a brick wall with pillars and railings enclosing a small garden area, resin driveway with parking for several cars and gate providing access to the rear.

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### ADDITIONAL INFORMATION

**Local Authority** – Colchester City Council

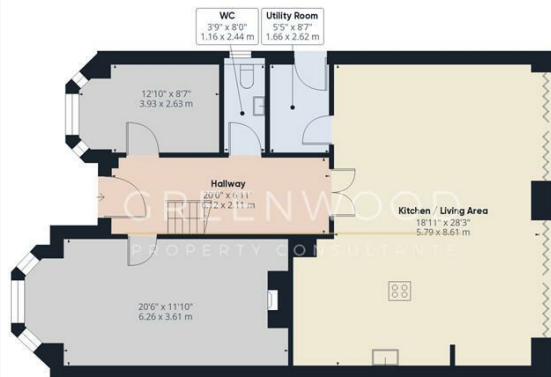
**Council Tax** – Band New Build

**Viewings** – By Appointment Only

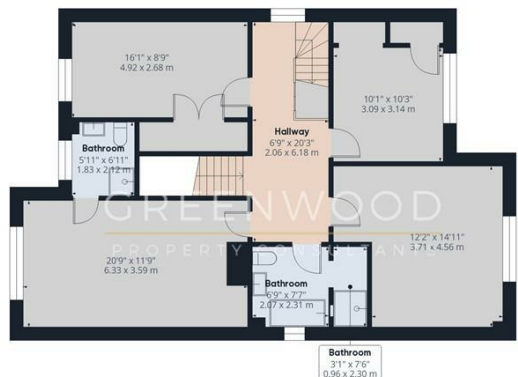
**Floor Area** – 3200.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>®</sup>**  
 3152.86 ft<sup>2</sup>  
 292.91 m<sup>2</sup>

**Reduced headroom**  
 79.75 ft<sup>2</sup>  
 7.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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