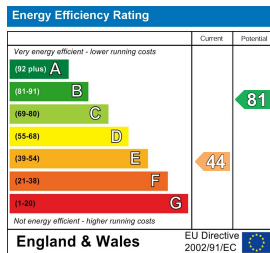




- Fully refurbished throughout
- Popular Lexden location
- New kitchen day room with bi-fold doors
- Integrated kitchen appliances
- Utility room
- Beautiful four piece bathroom suite
- Short walk to City Centre
- Walking distance of local schools
- West facing garden with outbuilding
- Private driveway and residents parking scheme



GREENWOOD
PROPERTY CONSULTANTS

Sussex Road
Colchester, CO3 3QH

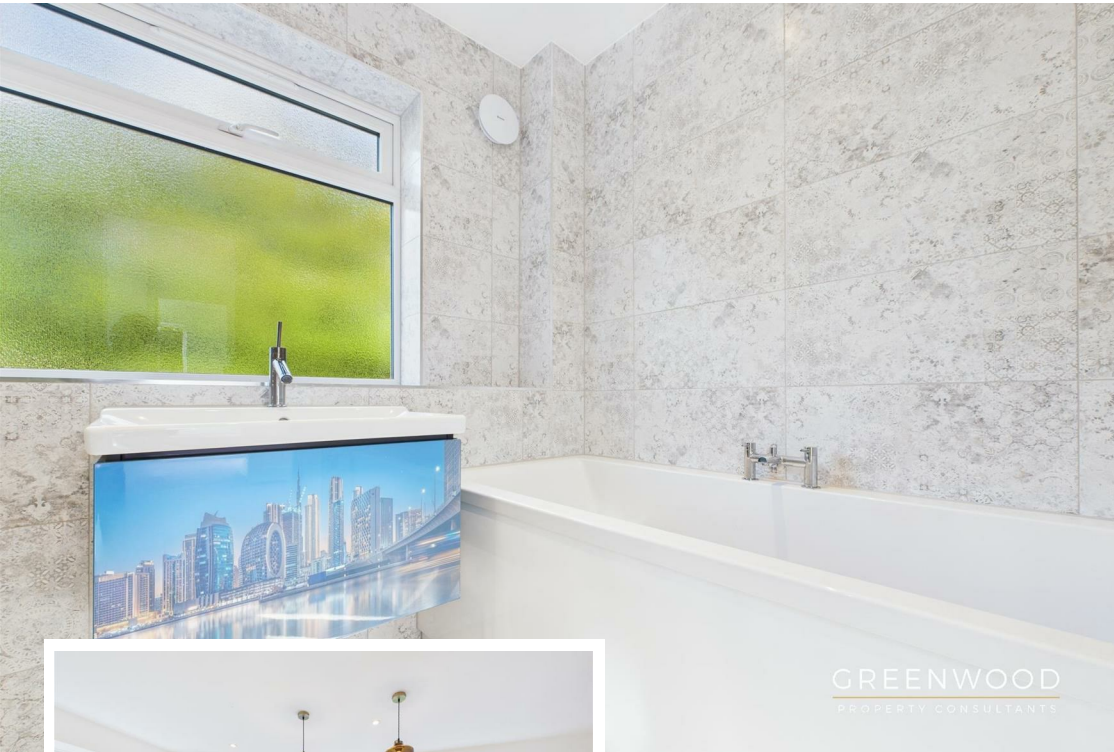
£500,000
Freehold



87 Crouch Street
Colchester
Essex
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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



Property Description

Nestled in the sought-after Lexden area of Colchester, this beautifully refurbished detached house on Sussex Road offers a perfect blend of modern living and traditional charm. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a comfortable home. The property benefits from new windows, GCH system, décor, kitchen and bathroom. Additionally, buyers can make a choice of colour for new carpets.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining, whilst the entrance hall also boasts a cloakroom. The heart of the home is undoubtedly the fabulous kitchen/diner day room, which boasts bi-fold doors that seamlessly connect the indoor space with the outdoor garden. This feature not only enhances the natural light but also creates an inviting atmosphere for gatherings with family and friends. In addition, there is an Island breakfast bar with integrated ceramic hob and hidden extractor. There is also an integrated fridge/ freezer, dishwasher and oven. A notable highlight is the utility room, which adds to the functionality of the home, providing additional storage and laundry space.

The property includes a contemporary bathroom suite with separate shower cubicle and is beautifully tiled throughout, ensuring convenience for all residents.

In summary, this semi-detached house on Sussex Road is a remarkable opportunity for anyone looking to settle in a desirable area, combining modern comforts with a prime location. Don't miss the chance to make this stunning property your new home.

Outside

The west-facing garden is a delightful retreat, featuring a raised, well-maintained lawn and a patio area perfect for al fresco dining. Additionally, an outbuilding in the garden offers the potential to be transformed into a home office, catering to the needs of those who work remotely.

Parking is a breeze with a private driveway for several cars and additionally a residents parking scheme.

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 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.

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

