



Wordsworth Road Colchester

£2,500 PCM

This outstanding detached family house presents an exceptional opportunity to secure a spacious modern home in one of Colchester's most sought-after locations. Set back in a quiet road within Lexden, the property blends generous proportions, contemporary finishes and a layout designed for modern family living.



- Large Family Detached House • 5 Bedrooms 2 with En-Suites • Large Lounge with French doors on to Garden • Kitchen/Dining Room with integrated appliances and French doors on to Garden

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Accommodation & Features

Five well-sized bedrooms provide ample space for a growing family or multi-generational living. Two of the bedrooms include en-suite facilities, affording a good level of privacy and convenience for parents or guests.

A stylish family bathroom, in addition to the en-suites, ensures all occupants are well-served at busy times.

On the ground floor you'll find two reception rooms—one perfect as a formal living room with large windows and a feature fireplace; the other ideal as a dining room or family snug.

The real heart of the home is the modern, open-plan kitchen dining area. Designed for both everyday living and entertaining, it features space for a large island, built-in appliances, and plenty of natural light via rear-facing French doors

A large and private rear garden offers a peaceful outdoor retreat. Whether you envision summer barbecues, play space for children, or quiet evenings with a garden book, this space delivers. Mature planting, lawn and patio zones enhance both usability and visual appeal.

The house is complemented by ample parking and double garage and off-road parking for up to four vehicles, it accommodates both multiple-car households and visiting guests with ease.

Additional practical features likely include a utility room, cloakroom, and storage—reflecting the needs of a modern family home.

Location & Appeal

Lexden itself is a highly desirable area located just west of Colchester city centre, offering easy access to local amenities, independent shops, cafés, restaurants and scenic walking routes.

The location benefits from proximity to some of the area's top state and independent schools, making it a particularly good fit for families.

With the property set in a preferred road, tucked away and maturely landscaped, it enjoys both privacy and a degree of serenity while remaining close to urban convenience.

The spacious proportions (e.g., the 2,588 sq ft mentioned) give significant flexibility: think of the potential for a home office, gym space

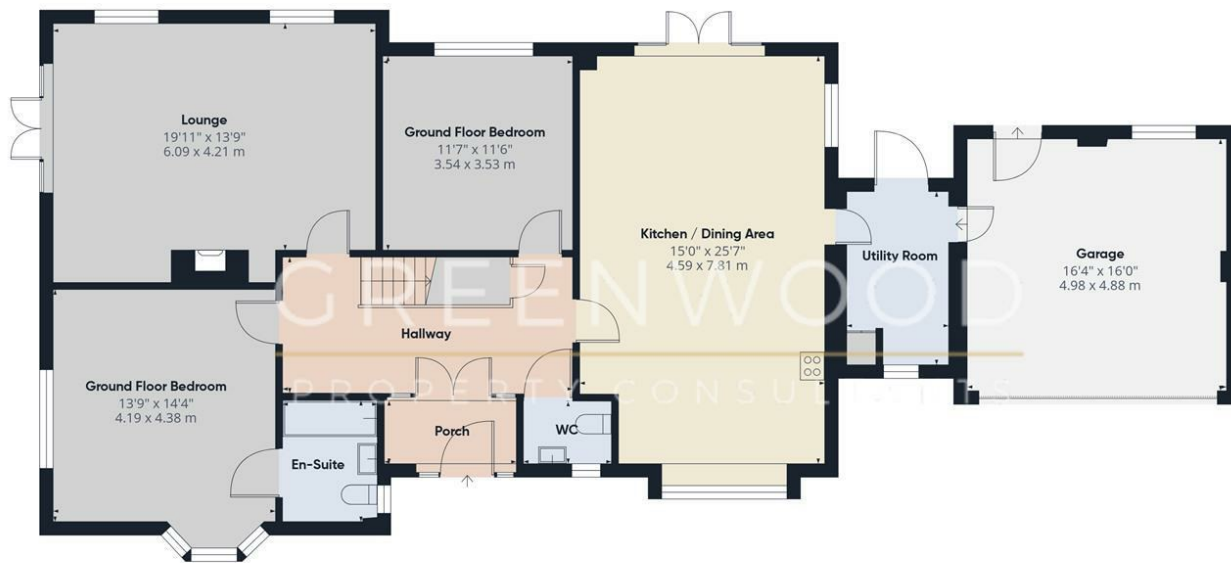
The combination of modern living space with classic family home virtues — large garden, off-street parking, and five bedrooms — means it's well-suited both now and into the future.



- Utility Room with appliances • Double Garage with ample parking • Cul-de-Sac location in the Lexden Area • Large Rear and Side Gardens • Gas Central Heating and Double Glazing • Available Now

The long-term appeal of the Lexden area, with its established neighbourhood vibe, adds an attractive layer of desirability.





Approximate total area^m
1631 ft²
151.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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