

oakheart

£575,000

Offers In Excess Of  
Magazine Farm Way, Colchester

Presenting a beautifully presented and extended detached residence nestled in the desirable neighbourhood of Lexden, Colchester. This charming abode boasts a harmonious blend of space, style, and functionality, perfect for contemporary family living.

Upon entering, you are greeted by a welcoming entrance hall, setting the tone for the space that lies within. The ground floor features a spacious lounge adorned with double doors, seamlessly leading to a serene sitting room that offers views of the expansive rear garden, creating a tranquil retreat for relaxation and leisure. The modern kitchen diner is designed for combined cooking and dining,

complemented by a utility room for added convenience, while a dedicated study provides an ideal space for productivity. Additionally, a well-appointed W/C enhances practicality on this level.

Ascending to the first floor, you'll discover four generously proportioned bedrooms, each offering comfort and privacy. The principal bedroom boasts the luxury of an ensuite shower room, providing privacy and convenience. A stylish family bathroom serves the remaining bedrooms, ensuring the utmost comfort for the entire household.

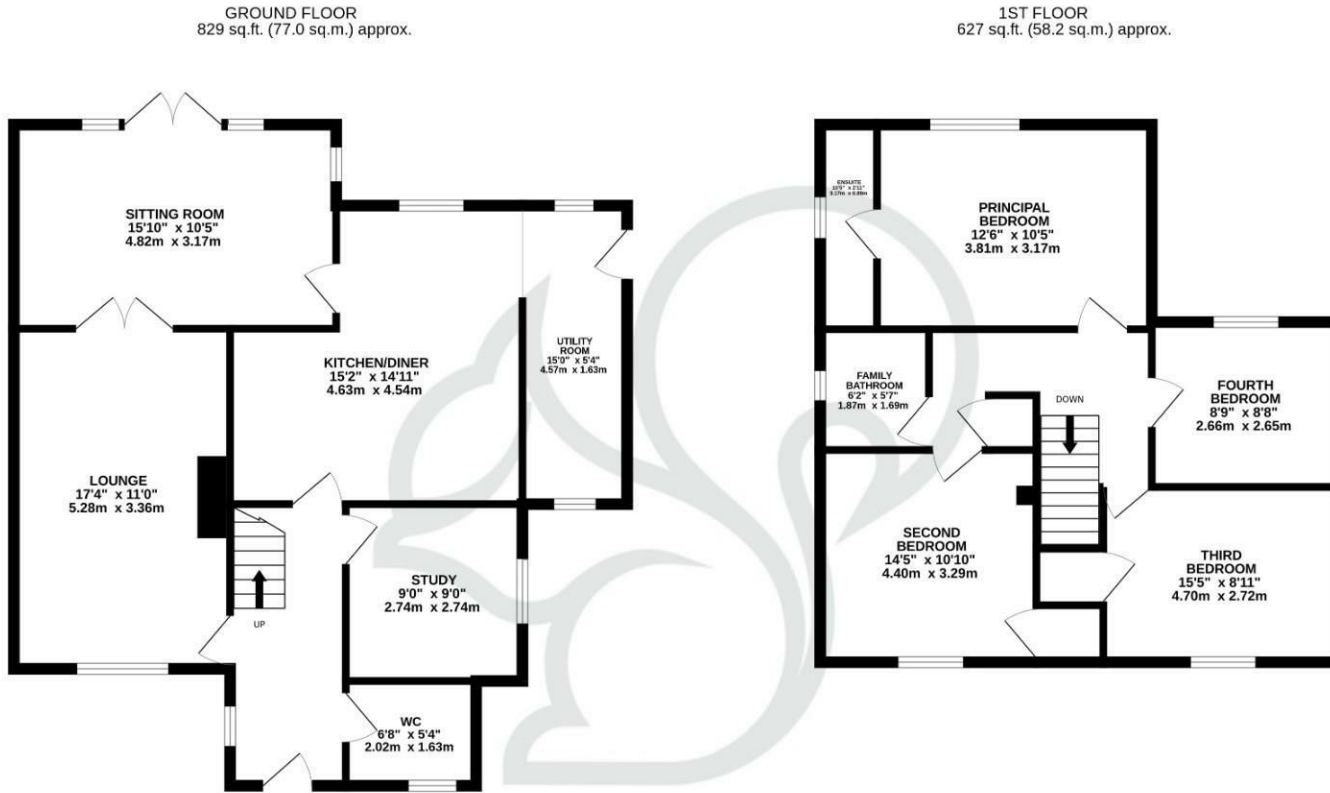
Externally, this residence truly shines with its expansive rear garden, a verdant oasis backing onto Lexden Park, offering a serene backdrop for outdoor gatherings, play, or quiet reflection. To the front, a large driveway welcomes you with ample parking space for multiple vehicles, ensuring convenience for residents and guests alike.











TOTAL FLOOR AREA : 1455 sq.ft. (135.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>73</b>	<b>83</b>
<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.

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