



Park Road, Colchester, CO3 3UL

welcome to

Park Road, Colchester

Nestled in the heart of Colchester's most coveted enclave, this magnificent character residence on prestigious Park Road, Lexden, epitomises refined living. Offering a seamless blend of timeless elegance and modern convenience, this distinguished home offers sophistication, space, and exclusivity.



Step inside to discover a grand entrance hall leading to a breathtaking 26-ft living room, adorned with charming features. A spectacular kitchen and dining area with soaring vaulted ceilings open effortlessly to the beautifully landscaped private garden - an oasis of serenity and the ultimate setting for al fresco dining, complete with an outdoor pizza oven for unforgettable gatherings. The ground floor further boasts a versatile study, utility room, stylish shower room, and an additional reception room/fifth bedroom.

Ascending to the first floor, four generously proportioned bedrooms await, including a principal suite with a luxurious dressing room. The four-piece family bathroom is a masterpiece of indulgence, designed for both relaxation and practicality.

Externally, the home enjoys the convenience of private driveway parking, while the meticulously maintained rear garden provides an enchanting escape, ideal for entertaining or simply unwinding in unparalleled privacy.

Opportunities to acquire a residence of such stature in this prestigious location are rare. The property is located within close proximity of several highly respected schools including Colchester Royal Grammar School, Colchester County High School, Philip Morant School, St Marys School, Oxford House and Hamilton Primary School, Early viewing is strongly advised to fully appreciate this exceptional family home.

Entrance Door To:

Entrance Hall

Built-in double cupboard, doors to Lounge & Bedroom / Snug.

Lounge

26' 1" max x 13' 1" max (7.95m max x 3.99m max)
Two windows to front, feature fireplace with wood burner inset, wooden flooring, two radiators with covers, turning staircase to first floor, under stairs storage cupboards, doors to Kitchen & Study & Utility Room.

Kitchen / Diner

18' 2" max x 12' 5" max (5.54m max x 3.78m max)
Spacious and airy kitchen with stunning vaulted ceiling and windows, large windows and doors to rear leading to garden, range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, space for range cooker with extractor over, space for further appliances, central island with drawers and cupboards, hanging saucepan rack above, radiator, tiled floor, door to:

Utility Room

12' 2" x 7' (3.71m x 2.13m)
Range of base and eye level units, work surface, inset sink and drainer unit, space for appliances, wooden flooring, door to:

Shower Room

Corner shower cubicle, low level w.c., bowl wash hand basin and vanity unit, tiled walls, wooden flooring, radiator, window to rear.

Study

9' 4" x 8' 1" (2.84m x 2.46m)
Window to side, radiator, carpet.

Bedroom Five / Sitting Room

11' 8" x 9' 4" (3.56m x 2.84m)
Window to side, radiator.

First Floor Accommodation

Spacious Landing

Built in cupboard, doors to:

Bedroom One

13' 1" max x 9' 5" (3.99m max x 2.87m)
Window to front, radiator.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)
Window to front, radiator, door to:

Walk-In Wardrobe

7' 2" x 4' 5" (2.18m x 1.35m)

Bedroom Three

10' 3" x 9' 7" (3.12m x 2.92m)
Window to rear, radiator.

Bedroom Four

10' 5" x 7' 3" (3.17m x 2.21m)
Window to rear, radiator.

Bathroom

Four piece bathroom suite comprising P-shaped bath with shower over and screen, low level w.c., pedestal wash hand basin and bidet, part tiled walls, part wood panelled walls, wooden flooring, radiator, window to rear.

Outside

There is a driveway providing off road parking for two cars and gate giving access to the rear garden.

There is a beautifully maintained and enclosed private rear garden comprising of patio seating area with pergola, lawned gardens, mature shrubs and trees, external pizza oven and greenhouse.



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welcome to

Park Road, Colchester

- Attractive Semi Detached Family Home
- Spacious Living Accommodation
- Lovely Kitchen/Diner With Vaulted Ceiling
- Four/Five Bedrooms
- Shower Room & Family Bathroom
- Off Road Parking & Enclosed Rear Garden
- Close To City Centre & Popular Schools

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£550,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120526 - 0003

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