



Lexden Grove, COLCHESTER, CO3 4BP

welcome to

Lexden Grove, COLCHESTER

This spacious four bedroom detached family home is situated in the popular Lexden area of Colchester, within close proximity of local shops and amenities at Tollgate Retail Centre, as well as popular schools and excellent access to the A12 junction.



Early viewing is essential of this spacious detached home offering spacious and flexible accommodation and being situated in a quiet turning off Lexden Road.

Ground floor accommodation comprises entrance hall, living room, conservatory, study, kitchen, utility room, as well as potential annex accommodation with an additional sitting room, kitchen and bathroom.

The first floor offers large master bedroom with dressing room and en suite bathroom, second bedroom with access to shower room (also accessed via the landing) and two further bedrooms.

Externally there is an enclosed rear garden, ample off street parking and a double garage.

Entrance Door To:

Entrance Porch

Wood effect flooring, wooden window to side, radiator, doorway to:

Entrance Hall

Wood effect flooring, stairs to first floor, radiator, storage cupboard, door to Pantry cupboard with window to rear and door to:

Living Room

24' 5" x 13' 3" (7.44m x 4.04m)

Wood framed window to front, three radiators, carpet, feature fireplace, double doors to:

Conservatory / Sun Room

15' 3" x 11' 9" (4.65m x 3.58m)

Upvc double glazed with tiled floor and doors to side leading to garden.

Study

8' 7" x 8' 7" (2.62m x 2.62m)

Wood framed window to front, radiator, carpet.

Sitting Room (Annex)

13' 3" max into door recess x 12' 6" max into bay (4.04m max into door recess x 3.81m max into bay)

Wood framed bay window to front, carpet, two radiators, door to:

Kitchen (Annex)

9' 3" x 9' 3" (2.82m x 2.82m)

Wood effect flooring, wood framed window to front, range of matching units, work surface, inset sink and drainer, tiled splashback, spaces for oven and fridge/freezer, radiator, door to:

Rear Lobby

With external door to rear, door to Utility Room and door to Bathroom.

Bathroom (Annex)

Wood effect flooring, panel enclosed bath with shower over, low level w.c. and wash hand basin, part tiled walls, radiator, wood framed window to rear.

Utility Room

11' 4" x 7' 5" (3.45m x 2.26m)

Wood effect flooring, wood framed window to rear, work surfaces, inset sink and drainer unit, spaces for washing machine and tumble dryer, boiler.

First Floor Accommodation

Landing

Carpet, radiator, wood framed widow to front, built-in cupboard, loft access, doors to:

Bedroom One

14' 6" + door recess x 11' 5" (4.42m + door recess x 3.48m)

Two wood framed windows to rear, two radiators, carpet, access to Dressing Room, door to En Suite.

Dressing Room

12' 10" x 6' 3" (3.91m x 1.91m)

Wood framed window to front, built-in wardrobe, radiator, carpet.

En Suite Bathroom

Wood framed window to rear, free standing bath with central mixer tap and shower head attachment, pedestal wash hand basin and low level w.c., part tiled walls, wood effect flooring.

Bedroom Two

12' 3" to front of wardrobe x 11' 8" (3.73m to front of wardrobe x 3.56m)

Two wood framed windows to rear, built-in wardrobe, carpet, radiator, door to:

Shower Room

Tiled corner shower cubicle, pedestal wash hand basin and low level w.c., wood effect flooring, wood framed window to rear, door back to hallway.

Bedroom Three

15' 7" x 12' 4" (4.75m x 3.76m)

Two wood framed windows to front, radiator, carpet.

Bedroom Four

13' 3" x 10' to front of wardrobe (4.04m x 3.05m to front of wardrobe)

Wood framed window to front, built-in wardrobes, carpet, radiator.

Outside

There is a mature private rear garden which is mainly laid to lawn with shrubs and trees, enclosed by panel fencing.

There is a large frontage to the property with generous driveway providing off street parking for several cars and leading to Double Garage.

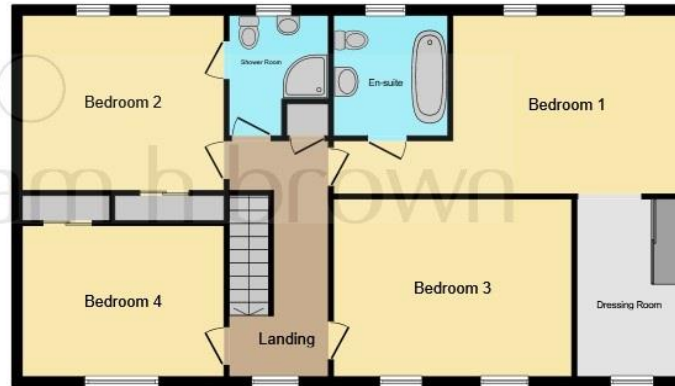


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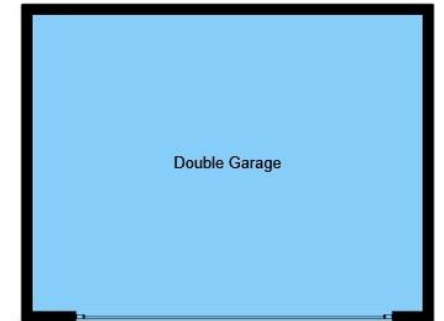




Ground Floor



First Floor



Garage

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



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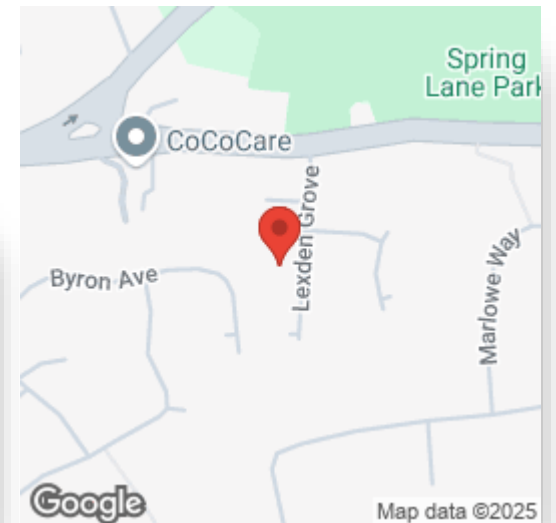
- Spacious Detached Family Home
- Spacious Living Accommodation & Potential Annex
- Large Master Bedroom With Dressing Room & En Suite Bathroom
- Three Further Large Double Bedrooms
- Jack & Jill Shower Room
- Ample Parking & Double Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers in excess of

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120656 - 0002

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