



## Sanders Drive, Lexden

Ideally located on a quiet road in the heart of Lexden, this detached 4-bedroom, contemporary family home is both spacious and thoughtfully designed. With a large open-plan kitchen/dining room and an adjacent family room, there is ample space for entertaining. The garden is beautifully landscaped and catches the sunshine throughout the day. There is off-street parking for at least two vehicles and a garage.

Guide price £750,000

# Sanders Drive

Colchester, CO3



- High quality finish
- Close to Grammar Schools
- Guide Price £750,000 - £800,000
- Very generous living space
- Off street parking
- Excellent transport links
- Garage

## The Property

Built in 1960's, this detached home occupies a generous plot in Lexden. With the perfect mix of white windows, grey weatherboarding and traditional yellow brick, the house is impressive on arrival.

## Ground floor,

Through the front door and you enter the porch, to the right you will find a downstairs WC. To the rear, and at the heart of the house is a generously sized open plan kitchen/dining area with an adjacent family room. This sociable, open plan layout creates the perfect place to entertain with a spacious, light and airy layout. The kitchen is beautifully presented with wooden cabinetry, modern integrated appliances and large central island. A separate utility room ensures a clutter free environment. Luxury vinyl flooring runs underfoot throughout and the room is flooded with natural light from floor to ceiling windows, sky lights and double doors opening on to the garden. Adjacent, there is a family room also with double doors opening onto the garden and dual aspect lighting.

There is also a separate living room providing the perfect place to unwind at the end of the day or a separate playroom for children to enjoy.

## First floor,

On the first floor, there are four sizeable bedrooms, a family bathroom and an ensuite to the principal bedroom. The family bathroom has a bath with an overhead shower and the ensuite has a walk-in shower.

## The Outside

The beautifully landscaped rear garden basks in sunshine throughout the day and is both private and peaceful. Mature trees, manicured flowerbeds and feature pond combine to create a beautiful space. There is a paved patio area perfect for outside dining as well as an area laid to lawn and it can be accessed from both kitchen/dining room and the family room.

## The Area

This family home is positioned in the highly sought-after and exceptionally well-regarded area of Lexden. Lexden is renowned for its beautiful tree-lined roads, stunning homes and quiet residential community ethos. The area is within striking distance of Colchester's city centre, with its abundance of restaurants, bars and shops enabling residents to enjoy the best of both worlds.

Not only that but there are numerous outstanding schools within the area, both primary and secondary including both Grammar schools. Colchester's mainline railway is within easy reach, where you can be in London Liverpool Street within an hour. The city is well connected with various bus routes and the A12 is a stone's throw away.

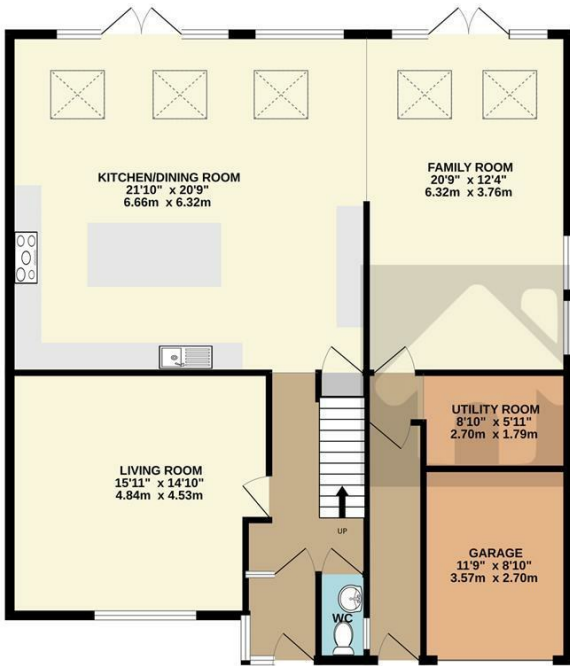
## Further Information

Tenure - Freehold  
Council Tax - Colchester Band E  
Property construction Brick  
Mains Water, Gas and Sewage

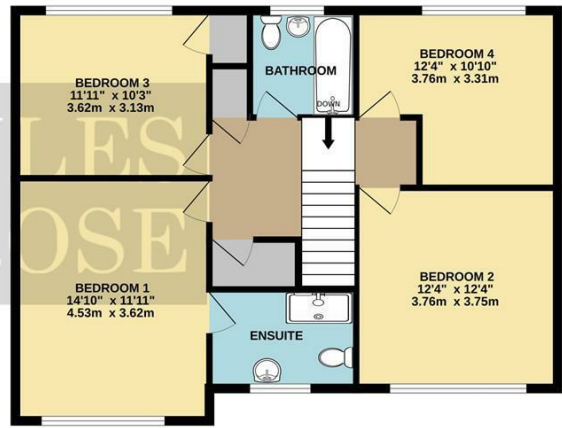


# Floor Plan

GROUND FLOOR  
1272 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 2065 sq.ft. (191.8 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	81		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC