



Creffield Road | Colchester | CO3 3HY

FINE & COUNTRY

# OVERVIEW

---

Offering an exceptional blend of Victorian character and contemporary luxury, this elegant four bedroom family home presents beautifully appointed accommodation within easy reach of the city centre.

With three en-suite bedrooms, a stunning lounge with a feature roof lantern, and an exquisitely landscaped rear garden, the property provides an impressive level of comfort and style suited to modern family living.









# STEP INSIDE

---

A welcoming entrance hall with polished tiled flooring sets the tone, leading to the principal reception spaces.

To the front, the sitting room showcases period charm with its square bay window, feature fireplace, alcove storage, shelving, and original cornicing.

The bespoke Nicholas Anthony kitchen sits to the rear, designed with Corian work surfaces, Siemens appliances, generous storage, breakfast bar, and access to a well-equipped utility area with additional cabinetry. A contemporary tiled cloakroom is positioned beyond.

The rear lounge is a standout feature, boasting underfloor heating, a striking roof lantern, tiled flooring, and bi-fold doors opening onto the landscaped garden-an ideal setting for both relaxing and entertaining. A separate dining area features vertical radiators, inset mirrors, tiled flooring, and a further fireplace.

The first-floor landing provides access to the boarded loft space with roof light and the airing cupboard.

The principal bedroom enjoys fitted bespoke furniture, a square bay window with shutter blinds, and a luxurious en-suite shower room. Two further bedrooms to the rear each benefit from their own en-suite facilities, while a fourth bedroom sits to the side of the landing.



# STEP OUTSIDE

---

## STEP OUTSIDE

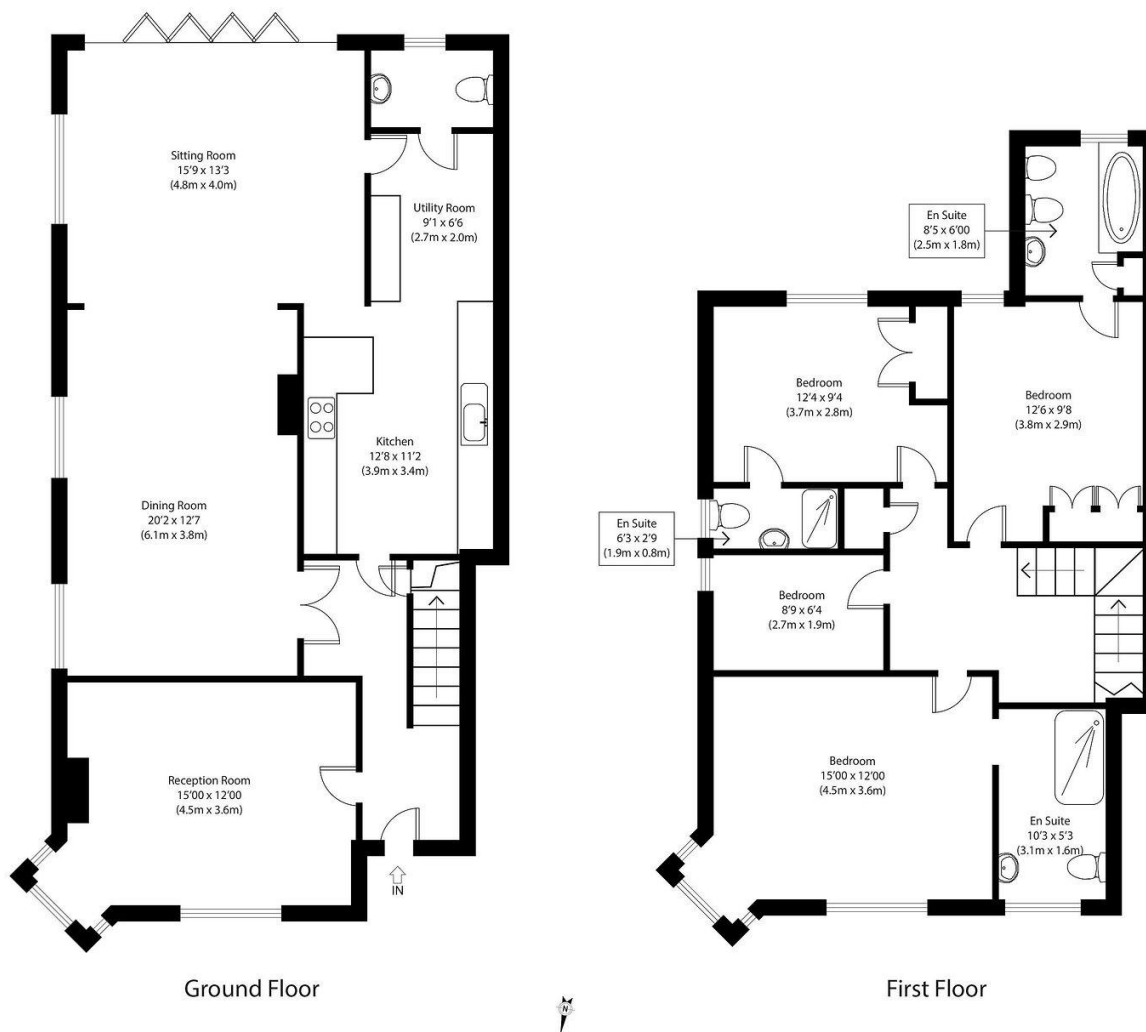
The rear garden has been thoughtfully landscaped with travertine paving, raised and well-stocked borders, and an attractive bar area with power, perfect for outdoor entertaining. A gated side path leads to the front of the property, where off-road parking for several vehicles is available, secured behind an electric five-bar gate.

## LOCATION

Positioned a short distance from the city centre, the property enjoys convenient access to an array of shops, restaurants, and amenities. Nearby Crouch Street offers day-to-day conveniences and a vibrant choice of eateries and public houses.

The area is well served by transport links, with the stations providing services to London Liverpool Street, and the A12 connecting to the M25 and A120 for Stansted Airport.

Highly regarded schools are within easy reach, including the Royal Grammar, Oxford House, and St Mary's School for Girls, making this location ideal for families seeking excellent educational options.



**Approximate Gross Internal Area**  
**1700 sq ft (158 sq m)**

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you as our customer should

**DANNY READ**  
 PARTNER

*follow Fine & Country Colchester on*



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





Fine & Country Colchester  
Tel: 01206 61300

sales@john-alexander.co.uk  
99 London Road, Stanway, Colchester, Essex, CO3 0NY



[fineandcountry.com](http://fineandcountry.com)