



**Park Road
Colchester**

£1,250,000

FREEHOLD

Amazing five bedroom, five bathroom recently built detached house in Victorian Villa style with large drive and double garage.

Within walking distance of local prestigious schools and City Centre



- Amazing Five bedroom detached house • Built in 2019 • Five bathrooms and four reception rooms • 32 foot kitchen/ diner/ living area

This elegant family home is located in the most highly sought after Lexden area, within a Conservation area, positioned to the West of the City centre.

Spread over approximately 3,000 square feet, this simply stunning five bedroom, five bathroom, detached house, built in 2019 in a Victorian Villa style and spread over three stories must be viewed to appreciate the fabulous finish and specification that the local builders have put into the property. Any new owner would be thoroughly ecstatic to reside in this fabulous house.

You are greeted by the large over-sized bespoke front door which leads into an imposing entrance hall with tiled wood effect flooring. The hallway opens onto a spectacular Day Room with kitchen, living and dining area. Bi-fold doors open onto the garden and let light flood into this imposing room which will definitely be the heart of this amazing house and is over 32 feet.

A contemporary kitchen completes this amazing room with quartz worktops, two Miele ovens with plate warmers, integrated coffee machine and microwave, a stunning Island, full height integrated fridge and freezer, integrated dishwasher and ceramic hob.

Off the kitchen a utility room provides plumbing for washing machine and tumble dryer with door providing access to the side of the house.

From the hallway is the generous living room with bay window and feature fireplace with wood-burner, perfect for cosy evenings

in. On the opposite side of the hallway is a further reception room which lends itself to a study or playroom. There is also a downstairs shower-room.

The grand staircase takes you to the first floor landing. On this floor there are five double bedrooms with a walk in wardrobe and en-suite four piece bathroom suite to the Principle bedroom. There are two further en-suites and a fully tiled family, making bathtime a truly luxurious experience.

Following the staircase up to the second floor, you enter the simply stunning "Penthouse" bedroom with stunning skylight and a further ensuite shower room.

Throughout the house are high ceilings, solid Oak designer, contemporary doors and double glazed wooden sash windows. The property benefits from underfloor heating throughout the ground floor and is heated via Gas Mains.

The property is a short walk from Crouch Street with its range of specialist shops including Gunton's Delicatessen, a Tesco Express and variety of popular bars and restaurants. Colchester City centre provides an excellent range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance



- Good size garen with patio • Underfloor heating to Ground Floor • Double garage and large drive • Prestigious Lexden location • Walking distance of local schools and City Centre • Chain Free

The garden has a large patio area with the remaining garden laid to lawn. There is an outside tap and electric sockets.

To the front of the house is a brick wall with pillars and railings. A resin In and Out driveway provides parking for several cars and there is also gate providing access to the rear.

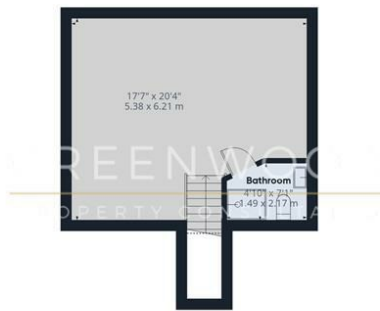




Ground Floor



Floor 1



Floor 2



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Approximate total area^m
2853 ft²
265 m²
Reduced headroom
26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 and potential buyers/tenants are advised to recheck the measurements

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