



**7 Creffield Road, Colchester, Essex. CO3 3JB.**

\* £425,000 to £450,000 Guide Price \* Elegant, charming & aesthetically pleasing, this handsome three bedroom 'bay-fronted' Victorian terrace property has it all. This exquisite home is positioned in the Maldon Road District of Lexden, Colchester and within minutes of some of the countries finest private & comprehensive schooling. Having been meticulously & tastefully upgraded by the current vendors, we are privileged to present this stunning home to market in excellent order. situated on one of Colchester's most desirable roads, in the heart of Old Lexden and within a stones throw of the City Centre and mainline Station.

- Stunning Victorian Features With Beautiful Architecture
- Cloakroom And Utility Area
- Contemporary & Modern Finishes Throughout
- Lexden Living On A Grand Scale
- Low Maintenance Court Yard Style Garden
- Highly Sought After Location
- Within Close Proximity Of Colchester's City Centre
- Catchment Area For Some Of The UKs Most Regarded Schools
- Residents Permit Parking
- Front Living Room With Feature Fireplace And Bay Window



# Property Details.

## First Floor

### Entrance Hall

Radiator, stairs to first floor, under stairs storage cupboard, Victorian style tiled flooring, column radiator, panelled walls, door leading to:

### Living Room



13' 6" x 11' 9" (4.11m x 3.58m) Wood effect flooring, mini column radiator, bay window to front incorporating original sash windows with shutters measured to fit, open brick fireplace, inset media storage and shelving.

## Kitchen/Dining Space



22' x 13' 6" (6.71m x 4.11m) Tiled flooring, open brick fireplace, re-fitted range of contemporary base and eye level units with block working surfaces to side, built in electric oven, dishwasher and fridge/freezer, inset centre island incorporating induction hob with extractor hood above, breakfast bar with seating under and integrated wine fridge, inset sink unit with right hand drainer, feature glass skylight roof, inset spotlights, open plan to:

### Utility Room

Tiled flooring, fitted contemporary base and eye level units with working surfaces to side, space for washing machine and tumble dryer, Velux skylight, UPVC French doors to rear, door to:

### Cloakroom

Tiled flooring, contemporary white suite comprising of low level WC, pedestal wash hand basin, UPVC window to rear, inset spotlights, extractor fan.

## First Floor

### Landing

Radiator, Panelled walls, loft hatch, doors to:

# Property Details.

## Bedroom One



15' 2" x 11' (4.62m x 3.35m) Radiator, two restored sash windows to front with shutters measured to fit, two mini column radiators, wall lighting.

## Bedroom Two



10' x 9' (3.05m x 2.74m) Radiator, restored sash window to rear with shutters, panelled wall.

## Bedroom Three



11' 6" x 9' (3.51m x 2.74m) Radiator, sash window to rear, cast iron fireplace, panelled wall.

## Bathroom



Tiled flooring, chrome heated towel rail, luxury white suite comprising of low level WC, pedestal wash hand basin, panel bath with fully tiled surround, integrated shower and glass shower screen over, inset spotlights, extractor fan.

## Outside

The property sits in a pleasant elevated position with a private garden to the front, enclosed by a brick wall and handsome iron railings. There are also steps leading toward a storm porch and the front door.

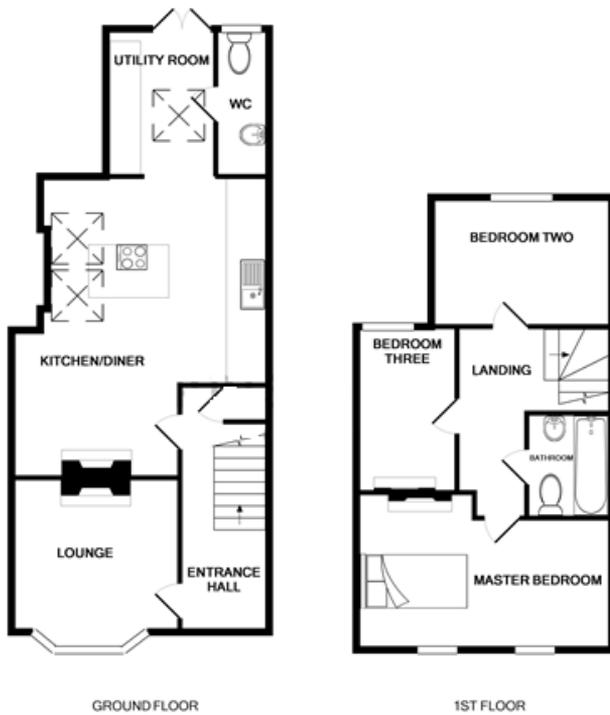
## Garden



To the rear of the property there is an attractive courtyard garden, landscaped to a low maintenance design. The garden is predominantly laid with slate slabs and features raised borders, enclosed by sleepers, There is also a gate providing rear access.

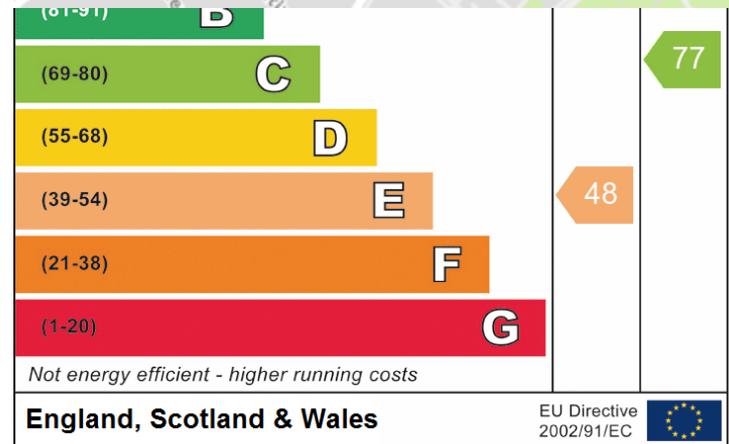
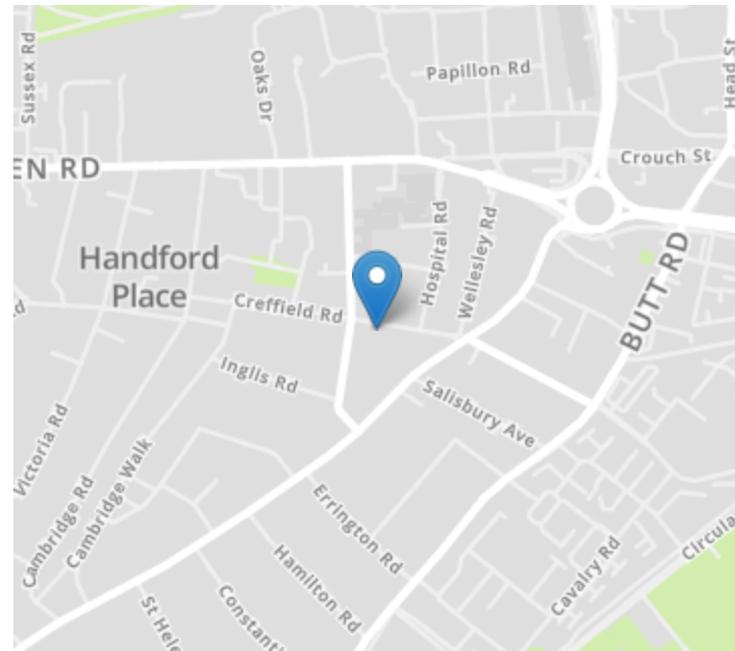
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.