



- An Executive Grand Detached Residence In The Heart Of Lexden
- Abundance Of Period Charm & Features Throughout
- Six Bedrooms
- Two Bathrooms & Downstairs Cloakroom
- Formal Box Bay Front Reception Room
- Additional Reception Room
- Kitchen-Diner & Utility Room
- Mature Private, Peaceful & Well Maintained Gardens
- Off Road Parking

21 Ireton Road, Colchester, Essex. CO3 3AT.

We are privileged to present to market this handsome, grand six bedroom detached residence, on one of Colchester's most desirable roads. Positioned peacefully on a picturesque road within Lexden, a rare opportunity has arisen to purchase this executive home set within walking distance of the Town, Station and some of the finest schools in the country. An imposing property of which has been loved and maintained by the current owners throughout their ownership and boasts a vast array of exceptionally spacious and well appointed accommodation throughout. Ideal for the growing family, it offers the ideal opportunity for any homeowner to settle into their dream long-term home & enjoy all that Lexden living has to offer.



Property Details.

Ground Floor

Entrance Hall

10' 0" x 13' 1" (3.05m x 3.99m) Stained glass entrance door to front aspect, autumnal obscure glass, column radiator, 'Texecom' alarm panel, brushed steel light switches, original tarratozo flooring, further doors to:

Downstairs W.C

W.C, vanity hand basin, obscure window to side aspect, radiator, wood effect laminate flooring

Formal Reception Room



14' 11" x 18' 9" (4.55m x 5.71m) Ventrola restored sash windows to front aspect (box bay) with inset roller blinds, x2 radiators, original patterned ceiling with feature ceiling roses, brushed steel light switches, feature fireplace with oak mantle and tiled hearth, variety of communication points

Reception Two



14' 0" x 13' 1" (4.27m x 3.99m) Original glass panelled french doors, luxury herringbone flooring throughout, column radiator, bespoke joinery with eye level shelves and base level cupboards, feature fireplace with stone hearth and wood mantle, feature ceiling rose, communication points, serving hatch to kitchen

Kitchen-Diner



19' 3" x 11' 2" (5.87m x 3.40m) Variety of fitted base and eye level units with work surfaces over, inset sink, drainer and mixer tap over, tiled splashback, radiator, sash window to side aspect with 1/2 obscure window, space under counter for dishwasher, space for fridge/freezer, gas cooker, inset spotlights, brushed chrome light switches, original service bell system, windows to rear aspect, open plan to:

Utility Room

6' 7" x 6' 9" (2.01m x 2.06m) Base and eye level units with work surfaces over, under counter space for washing machine & tumble dryer, wood floor throughout, inset spotlights, door to rear garden

First Floor

First Floor Landing

Full length feature double glazed sash window to side aspect with 1/2 frosted panel, under stairs cupboard, brushed steel light switches, stairs to second floor landing, further doors to:

Principle Bedroom



15' 0" x 15' 0" (4.57m x 4.57m) Sash windows to front aspect, made-to-measure blinds, built in alcove storage cupboard, feature fireplace, door to 'Jack & Jill' style bathroom, brushed steel light switches

Property Details.

Jack & Jill Bathroom



7' 0" x 9' 11" (2.13m x 3.02m) Honeycombe patterned tiled floor, radiator, panel bath and tiled wall finish, Burlington pedestal wash hand basin, W.C, sash window to front aspect, wall mounted light

Bedroom Two



12' 5" x 14' 0" (3.78m x 4.27m) UPVC window to rear aspect, built in alcove cupboard, brushed steel light switches, radiator

Bedroom Three

8' 6" x 12' 8" (2.59m x 3.86m) Radiator, column radiator, brushed steel light switches, built in triple wardrobes

Additional Family Bathroom

Panel bath, vanity wash hand basin, 1/2 tiled walls throughout, sash window to side aspect with 1/2 obscure window, wood effect laminate flooring, shower cubicle, extractor fan

Boiler Room

2' 11" x 4' 8" (0.89m x 1.42m) Recently fitted 'Worcester' pressurised boiler & HIVE system, wood effect laminate flooring, sash window to side aspect with 1/2 obscure window, brushed steel light switches

Second Floor

Second Floor Landing

Stairs to first floor, further doors to:

Bedroom Four



10' 11" x 14' 9" (3.33m x 4.50m) Sash window to side aspect, radiator, over stairs cupboard, loft access above, further doors to:

Bedroom Five

9' 2" x 13' 3" (2.79m x 4.04m) Exposed wood floorboards, radiator, cast iron feature fireplace with mosaic tiled hearth, sash window to side aspect

Bedroom Six

8' 10" x 11' 3" (2.69m x 3.43m) Radiator, wall mounted wash basin with tiled splashback, sash window to side aspect.

Garden & Outside



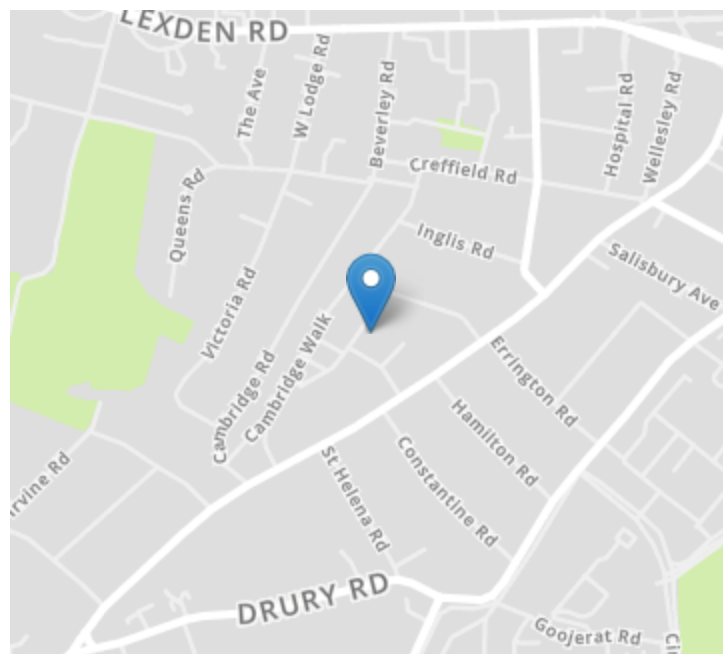
This charming period home comes complete with a mature, peaceful and private garden. Landscaped to the highest of standards and maintained throughout, the garden features the perfect mix of hard & soft landscaping, with a large patio area and the remainder laid to lawn, with sections cleverly partitioned with trellis fencing. Off road parking can be found to the front of the property, with further parking easily accessible on road with a residents parking permit.

Property Details.

Floorplans



Location



Energy Ratings

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.