



- Desirable Semi Detached Property
- Old Lexden Location
- Excellent Schooling
- Three Reception Rooms
- High Specification Kitchen
- Self Contained Lower Level
- Five Generous Bedrooms
- Three Stylish Bathrooms
- Beautiful Rear Garden

**24 Creffield Road, Lexden, Colchester.
CO3 3JA.**

Rare to the market is this exquisite four/five bedroom semi detached property located in the ever sought after area of Lexden, within walking distance of some of the country's finest schools. This beautifully maintained family home offers a wealth of elegant period features, yet has been tastefully modernised throughout. Set over four floors the property offers two generous reception rooms, stunning high specification "Westbury" kitchen with island, granite work tops and vaulted lantern ceiling, a fully tanked and sizeable potentially self contained lower level with sizeable bedroom, wine cellar and en suite.



Property Details.

Entrance hall

Parquet flooring, stairs rising to first floor, stairs leading to basement, doors leading to;

Living Room



13' 6" x 16' 8" (4.11m x 5.08m) Box bay floor to ceiling window to front aspect, parquet flooring, T.V and phone points, inset log burner, radiator.

Play Room

13' 9" x 12' 8" (4.19m x 3.86m) Parquet flooring, cast iron fire place, two built in units with shelves and inset cupboard, radiator, French doors leading to kitchen family room.

Kitchen/Family Room



23' 2" x 18' 2" (7.06m x 5.54m) Double glazed window to rear aspect, double glazed French doors leading to garden, vaulted lantern ceiling with electric powered windows, beautifully fitted Westbury kitchen comprising of inset island with ample storage, a range of wall and base units with solid granite work tops, inset sink and drainer with one and half bowl, integrated Stove double electric oven with 7 ring gas hob and extractor hood above, integrated fridge, freezer and integrated dishwasher, spot lighting, radiator, door leading to utility area.

Utility area

Storage cupboards, plumbing for washing machine and space for tumble dryers, door leading to cloak room.

Cloak Room

Window to rear aspect, low Level WC, wash hand basin with tile splash backs, radiator.

Lower ground floor

Bedroom Five/Annex accomodation

15' 4" x 12' 5" (4.67m x 3.78m) Door allowing access to side aspect, T.V and internet points, wood flooring, inset bar area, door to wine cellar, radiator, door to en-suite.

En suite

Low level WC, wash hand basin, fully tiled shower cubical, chrome heated towel rail, extractor fan, fully tiled walls.

First Floor

Landing

Access to fully boarded loft, radiator, generous airing cupboard, stairs rising to second floor, doors leading to;

Bedroom One



16' 5" x 11' 9" (5.00m x 3.58m) Sash windows to front aspect, two built in wardrobes, radiator, door to Jack & Jill en suite bathroom.

Property Details.

Bedroom Three



11' 9" x 13' 9" (3.58m x 4.19m) Double glazed window to rear aspect, picture rails, radiator.

Shower Room

Double glazed window to side aspect, low level WC, wash hand basin, fully tiled shower cubical, radiator, chrome heated towel rail, extractor fan.

Bedroom Four

9' 9" x 11' 9" (2.97m x 3.58m) Sash windows to rear aspect, radiator.

Family Jack & Jill Bathroom



Sash window to front aspect, low level WC, wash hand basin, roll top claw foot bath with shower rinser, part tiled walls.

Second Floor

Landing

Double glazed window to rear aspect, hallway with door leading to;

Bedroom Two



19' x 17' (5.79m x 5.18m) Double glazed window to rear aspect, built in wardrobes, large eves storage cupboard, radiator.

Outside

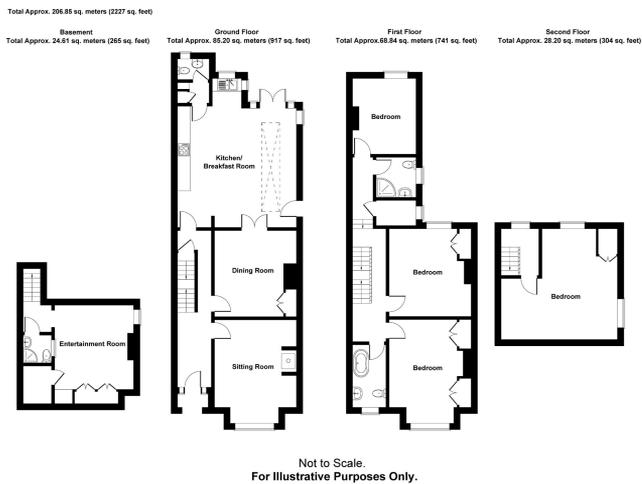


To the front the property is accessed via electric gates allowing access to private drive way, side access to rear, pathway leading to front door.

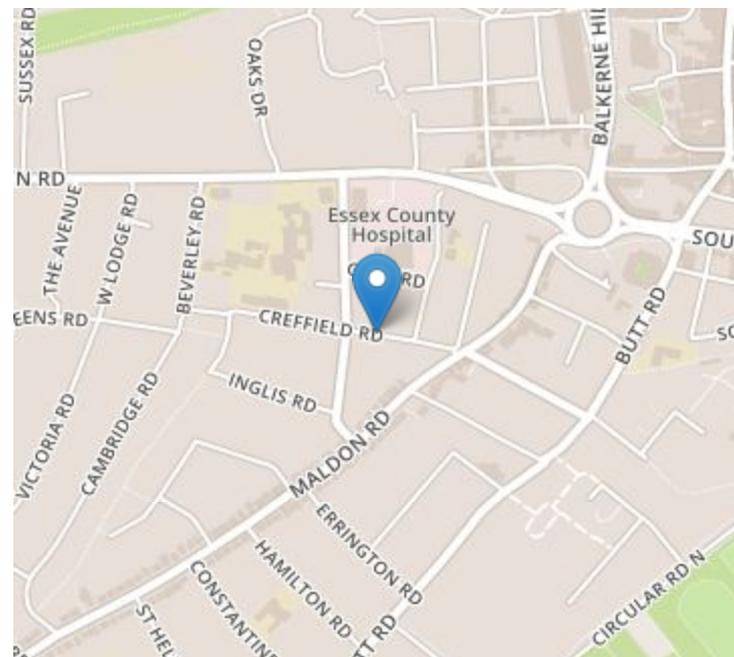
The rear garden offers, generous patio area with a beautiful pergola and grape vines, garden tap, steps down to lawn area, raised flower beds, herb garden, an array of fruit trees, green house, detached purpose built shed, children's play split level timber play house with slide, log store, tree and shrub boarder, enclosed by panel fencing.

Property Details.

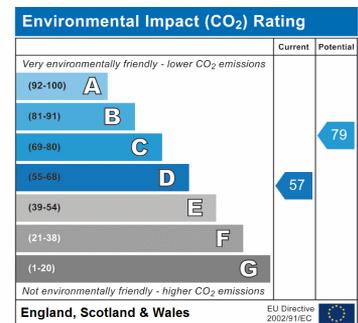
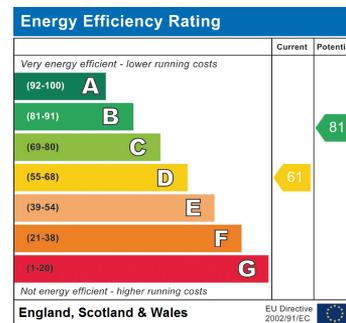
Floorplans



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.