



- Most Impressive Semi-Detached 1900's Period Home
- Five Bedrooms, Across Three Floors Of Accommodation
- Two Reception Rooms With Feature Fireplaces
- Family Bathroom Suite, Three Toilets
- Fitted Kitchen-Diner With Integrated NEFF & BOSCH appliances
- Basement
- Generous Mature Rear Garden
- Lexden District

22 Creffield Road, Colchester, Essex. CO3 3JA.

We are simply privileged to present to market this handsome and charming five bedroom executive residence, positioned in the heart of Colchester's favourite and most desirable district, Lexden. This most impressive 'box-bay fronted' semi-detached family home, has been loved and maintained well throughout by the current vendor in her much loved time of ownership. Believed to be dating back to the early 1900's and offering an abundance of living & bedroom space throughout and with an array of stunning original period features. This spacious home, offers five bedrooms and two reception rooms.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, wood floor throughout, radiator, stairs to first floor, under stairs door with steps down to basement, door to:

Living Room



16' 7" x 13' 7" (5.05m x 4.14m) Box bay sash window to front aspect (with secondary glazing), radiator, cast iron feature fire place with marble hearth, variety of communication input/output, wall mounted lights

Dining Room



13' 0" x 14' 10" (3.96m x 4.52m) radiator, feature fire place with tiled hearth and surround, original glass panel double doors (leading to rear garden), wall mounted lights

Kitchen



20' 0" x 10' 1" (6.10m x 3.07m) Tiled vinyl floor throughout, x2 radiators, variety of fitted base and eye level units with working surfaces over, inset four ring electric hob with extractor fan over, integrated NEFF fan assisted oven and grill, integrated BOSCH microwave, tiled splash backs, sash window to side aspect, space for washing machine under counter, french doors to rear aspect, inset spotlights

Cloakroom

W.C, wall mounted wash basin, radiator, sash window to side aspect, vinyl tiled floor throughout

Basement

Divided in to two areas: 16' 3" x 4' 9" (4.95m x 1.45m) & 13' 5" x 13' 0" (4.09m x 3.96m), ideal for a separate utility area, window to side aspect, wall to wall built in cupboards with integral shelves

First Floor

First Floor Landing

Stairs to ground floor, radiator, further doors to:

Cloakroom

W.C, wall mounted wash basin, radiator, W.C, sash window to side aspect, vinyl tiled floor

Family Bathroom

Vanity wash hand basin, chrome wall mounted towel rail, W.C, walk in double width shower cubicle, bathroom cabinet, tiled wall finish, sash window to side aspect

Bedroom Four

10' 10" x 12' 5" (3.30m x 3.78m) Sash window to rear aspect, radiator, built in cupboard, cast iron feature fireplace

Property Details.

Bedroom Three

12' 0" x 14' 1" (3.66m x 4.29m) Exposed feature wood floor boards, fitted shelves, cast iron feature fire place, radiator, vanity wash hand basin with strip light above, sash window to side aspect, built in wardrobe

Bedroom One



16' 6" x 13' 0" (5.03m x 3.96m) Sash window to front aspect, radiator, cast iron feature fireplace, mirror fronted built in wardrobes

Bedroom Five

9' 7" x 5' 6" (2.92m x 1.68m) Radiator, gothic sash window to front aspect

Second Floor

Second Floor Landing

Stairs to first floor, UPVC window to rear aspect, door to:

Bedroom Two



16' 6" x 18' 5" (5.03m x 5.61m) UPVC window to front aspect, built in double wardrobes, radiator, variety of communication input/output, door to YVES storage, radiator, loft access above

Garden & Outside



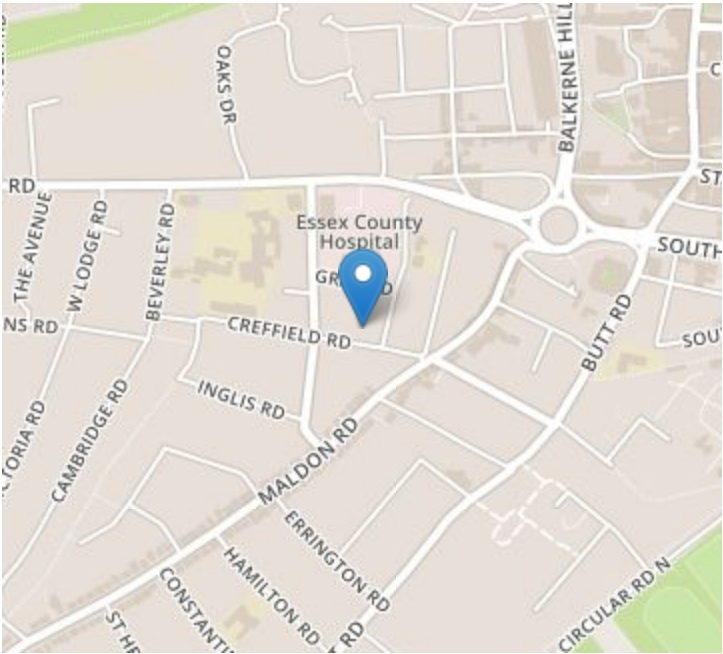
For a property positioned in the heart of Colchester's Town Centre & ever popular district of Lexden, this property occupies an impressive plot and allows for a mature, large, private rear garden. The garden commences with a raised area, block paved and ideal for attractive potted plants and a large outdoor seating area. There is a large section to the side of the property, which could be the ideal space for an extension or orangery if one desired, subject to the relevant planning permission.

The garden is predominantly laid to lawn and is enclosed by panel fencing and mature hedges form the property's boundaries. Trees and shrubs allow for maximum privacy, ideal for relaxing and ideal for the expanding family. There is the benefit of a garden shed to remain and a secure gate provides access to the front private driveway, providing off road parking for multiple vehicles and secure by a cast iron gate. Residents permit parking is also obtainable, providing further parking facilities for guests and residents alike.

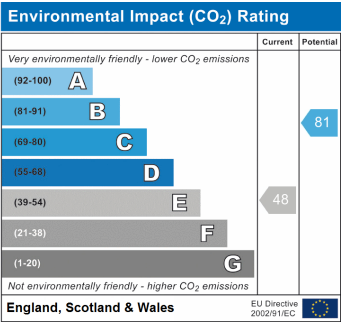
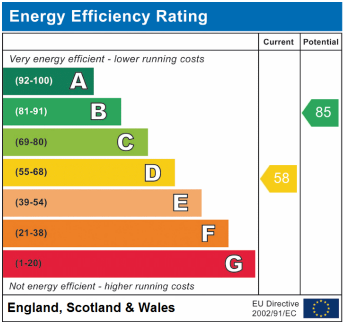
Property Details.

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.