



- Highly Sought After Lexden Location
- Charming Grade II Listed Cottage
- Potential For Future Kitchen With Bi-Folding Doors
- Stunning Main Bedroom With En-Suite Shower Room
- Two Further Double Bedrooms With Their Own Bathrooms
- Beautiful, Unoverlooked Garden Offering An Excellent Space For Outdoor Entertaining And Dining
- Viewings Highly Recommended

**231 Lexden Road, Colchester, Essex.
CO3 4DA.**

An excellent opportunity to purchase this deceptively spacious and recently improved Grade II listed cottage. Residing on the highly sought after Lexden Road in Colchester this character filled home offers brilliant access to the Town Centre and train station, the Lexden Crown offering brilliant dining and some of the countries finest schooling. Offering versatile and spacious accommodation throughout this period home offers a brilliant mix of contemporary and old with some stunning original features to include exposed woodwork and brick fireplaces.



Property Details.

Ground Floor

Reception Hall/Snug

11' 9" x 11' 5" (3.58m x 3.48m) With window to front, brick built fireplace, storage cupboard, exposed woodwork and beams, radiator, tiled floor, open to kitchen and sitting room.

Kitchen



11' 3" x 6' 11" (3.43m x 2.11m) With a range of base and eye level units, work surfaces with butler sink inset, space and plumbing for washing machine and dishwasher, space for fridge/freezer, space for cooker, tiled floor.

Sitting Room



14' 10" x 12' 1" (4.52m x 3.68m) With two secondary glazed windows to front, solid oak flooring, brick built feature fireplace, stairs rising to first floor, original beams to walls and ceiling, radiator, open to;

Dining Room



12' 6" x 6' 1" (3.81m x 1.85m) With exposed woodwork and beams, stable door to;

Inner Hall

With door to ground floor bedroom and garden room.

Garden Room

15' 8" x 14' 3" (4.78m x 4.34m) With two skylight windows and Bi-folding doors to rear garden. (Please note the current owner planned to convert this room into a new kitchen/dining space.)

Bedroom One



27' 6" x 17' 0" (8.38m x 5.18m) With two sets of sliding doors to rear garden, window, feature wall hung radiator, door to;

Property Details.

En-Suite



A contemporary suite offering a walk in shower cubicle, wash hand vanity basin, close coupled WC, heated towel rail, part tiled walls.

First Floor

First Floor Landing/Study

Secondary glazed window to front, radiator and doors to:

Bedroom Two



11' 6" x 10' 10" (3.51m x 3.3m) With double glazed window to side and secondary glazed windows to front, radiator, door to:

En-Suite Bathroom

Three piece white suite comprising low level WC, wash hand basin and panelled bath, obscure window to rear, solid wood flooring.

Bedroom Three



14' 1" x 10' 7" (4.29m x 3.23m) Double glazed window to rear, built in wardrobes, radiator, laminate wood flooring.

En-Suite Shower Room

Window to side, three piece suite comprising low level WC, wash hand basin and shower, heated towel rail, solid oak floor, door to:

Front Garden

The front of the property is enclosed by a brick wall with paved patio to the front and steps leading up to the front entrance door, side access gate to the garden.

Rear Garden



To the rear there is a fabulous landscaped rear garden which is enclosed by brick walling and fencing and offers a stunning decked seating area with a hot tub.

Garage

The property has a garage en bloc which is located in Victoria Court across the road.

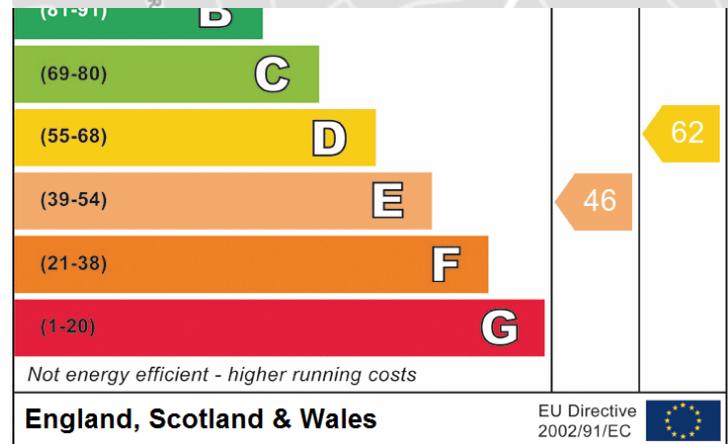
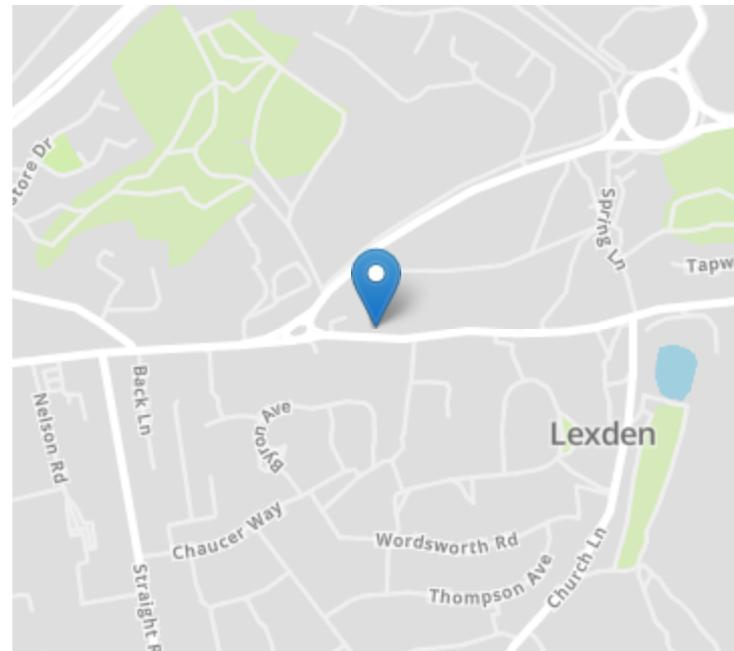
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the Property Consultant's measurements of this property, they are not intended to be used as a basis for any legal or financial transaction. The Property Consultant's measurements are for guidance only and should not be relied upon. The Property Consultant's measurements are for guidance only and should not be relied upon. The Property Consultant's measurements are for guidance only and should not be relied upon.

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.