



- An Aesthetically Pleasing Double Box-Bay Edwardian Home
- Housing An Abundance Of Period Charm & Character Throughout
- Highly Desirable 'Maldon Road' District
- Walking Distance To Colchester's Historic City Centre
- Some Of The Countries Finest Private & Comprehensive Education Close By
- Four Generous Bedrooms
- First Floor Tiled Family Bathroom Suite & Second Floor Shower Room
- Two Stunning Reception Rooms
- Recently Installed Kitchen With Integrated Appliances
- Incredible & Private Rear Garden

11 Athelstan Road, Lexden, Colchester, Essex. CO3 3TN.

A very aesthetically pleasing and charming double box-bay Edwardian home, housing an abundance of period charm and character throughout. Positioned within the highly desirable 'Maldon Road' district, along a peaceful tree lined road of Colchester's historic city centre, this spacious family home is within walking distance to some of the countries finest private & comprehensive education, as well as moments from an array of leisure facilities, restaurants, bars and independent retailers that the city has to offer.



Property Details.

Ground Floor

Entrance Hall

Stained glass entrance door to front aspect, radiator, stairs rising to first floor, parquet flooring, inset coconut door matt, doors to:

Formal Reception Room



15' 2" x 11' 7" (4.62m x 3.53m) Feature bay window to front aspect, fitted shutters, bespoke shelves and base level storage units, radiator, inset cast iron wood burner, exposed brick fireplace with oak mantle, communication points

Family Room



18' 0" x 12' 5" (5.49m x 3.78m) Parquet flooring, picture window to side and rear aspect, large glazed double doors to rear garden, feature fireplace with hearth and mantle, under stairs storage cupboard, communication points, opening to:

Kitchen & Breakfast Room



21' 3" x 7' 7" (6.48m x 2.31m) A range of recently fitted tasteful base and eye level fitted units with stone work surfaces over and drawers under with contrasting clasps, inset hob with subtle extractor fan over, glass splashbacks and stone upstands, inset double oven/grill, integrated fridge/freezer, dishwasher, inset ceramic butler sink with chrome mixer tap over, wall mounted lights & downlighters (subject to negotiation), contrasting breakfast bar with space for stalls under and inset storage, radiator, parquet flooring throughout, glazed double doors to side aspect, Velux window, access to:

Utility Room

Parquet flooring, glazed door to side aspect, a variety of base and eye level fitted units with contrasting brick tiled splashback, space under counter for washing machine & tumble dryer/further appliance, inset sink, drainer and hose tap, door to:

Downstairs Cloakroom

Parquet flooring, radiator, vanity wash hand basin, W.C, tiled walls, sash window to side aspect

First Floor

First Floor Landing

Stairs to ground and second floor, window to front and side with fitted shutters, radiator, doors to:

Property Details.

First Floor Family Bathroom



Geometric tiled flooring, towel radiator, pedestal wash hand basin, W.C, panel bath with shower over and screen, sash window to rear aspect, tiled walls throughout

Master Bedroom



15' 2" x 10' 4" (4.62m x 3.15m) Bay window to front aspect with fitted shutters, feature fire place, radiator, inset wardrobe

Bedroom Three



12' 2" x 10' 4" (3.71m x 3.15m) Window to rear aspect with shutters, radiator, door to:

Bedroom Four

11' 4" x 7' 7" (3.45m x 2.31m) Window to rear and side aspect with fitted shutters, radiator

Second Floor

Second Floor Landing

Stairs to first floor, window to side aspect, doors to:

Second Floor Shower Room

Geometric tiled floor, towel radiator, vanity wash hand basin, brick white tiled walls, window to rear aspect, inset spotlights, glazed shower cubicle with dual rain head shower and wet room style floor

Bedroom Two



17' 5" x 11' 2" (5.31m x 3.40m) Velux windows, window to rear aspect, radiator, inset spotlights, eaves storage

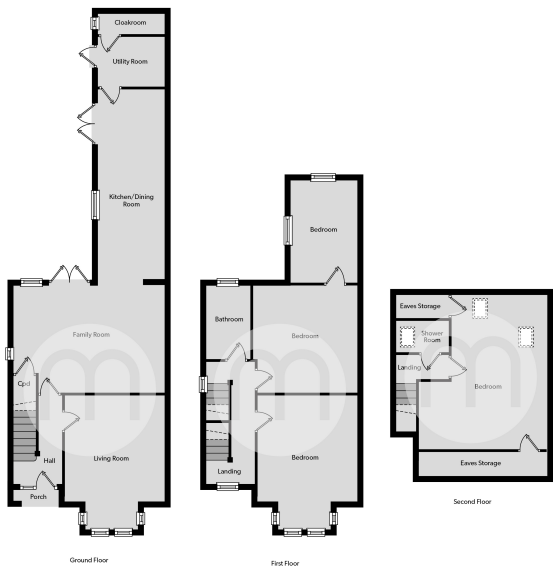
Outside, Garden & Parking



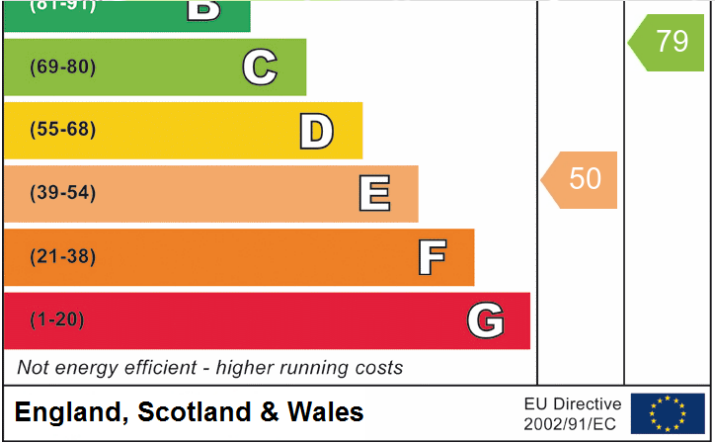
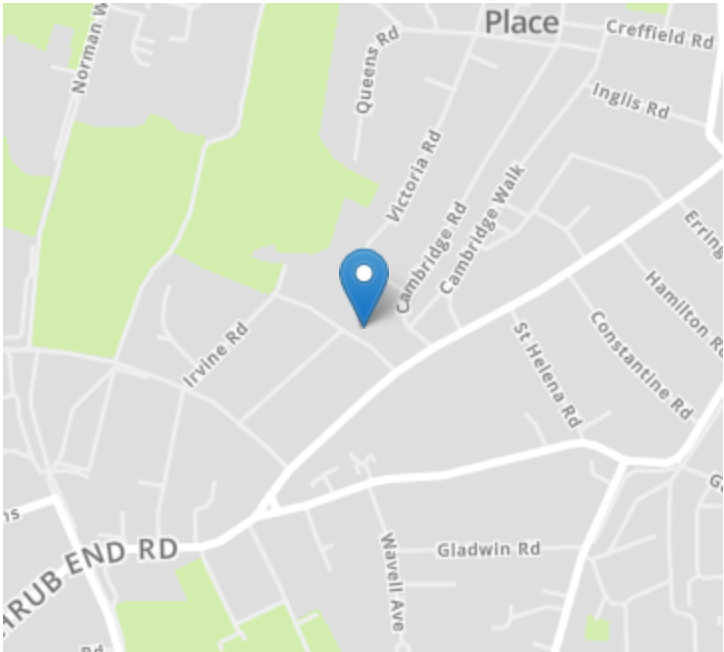
Outside, it's owners are spoilt with an abundance of outdoor space, commencing with a large patio area - ideal for outdoor dining, seating and entertaining. The remainder of the private garden is predominately laid to lawn, with an array of mature shrubs, plants and hedges throughout. There is gated side access, ideal for bicycles. Traditional red brick is complimented with 'Cotswold Green' windows. Parking is accessible on road for both residents and visitors alike.

Property Details.

Floorplans



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.