



- An Executive Grand Detached Residence
- Family Bathroom, En-Suite Shower Room And Downstairs Cloakroom
- Bespoke Fitted Kitchen With Built In Appliances
- Utility Room
- Two Fabulous Reception Rooms
- Bi-Folding Doors To A Sizeable Landscaped Rear Garden
- Off Road Parking For Several Cars
- Low Maintenance Garden

7a Cambridge Road, Lexden, Colchester, Essex. CO3 3NS.

We are truly privileged with instructions to market this magnificent four bedroom detached residence located in the heart of Old Lexden, within walking distance of the Town Centre, Mainline Station and some of the finest schools in the country. The property is offered to the market with some exceptional finishing with high quality fittings and a spacious accommodation throughout - creating a spectacular family home with the perfect combination of elegance, period charm and modern living. The accommodation of this imposing, well-proportioned home reaches almost 2,000 square feet, spread over two floors. Upon entry you are greeted by an impressive central reception hall, which is laid with engineered oak herringbone flooring, this leads to a large formal reception room which features a multi fuel burner, a cloakroom, spacious utility and the focal point of the house; a stunning open plan kitchen/dining/family space - Featuring a bespoke Simons kitchen offering a range of units with superior stone worktops and NEFF appliances.



Property Details.

Ground Floor

Entrance Hall

With engineered oak herringbone flooring, column style radiator, stairs rising to first floor doors to;

Sitting Room



18' 8" x 14' 0" (5.69m x 4.27m) With feature bay window to fitted wooden shutters to the front, engineered oak herringbone flooring, column style radiator, inset multi-fuel burner.

Cloakroom

With heritage style wash hand basin, close coupled WC, feature wall light.

Snug/Office



14' 0" x 8' 1" (4.27m x 2.46m) With window to side, engineered oak herringbone flooring, column style radiator, aluminium floor to ceiling windows and double doors to;

Open Plan Kitchen/Dining Room



23' 3" x 21' 2" (7.09m x 6.45m) With Aluminium Bi-folding doors to rear, window to rear, engineered oak herringbone flooring, column style radiator, a bespoke Simons kitchen offering a range of units with high quality stone worktops, in-built double NEFF oven, NEFF induction hob with extractor hood and herringbone tiled splashbacks, space for fridge/freezer and further wine cooler, integrated dishwasher, inset butler sink.

Utility Room

6' 10" x 5' 4" (2.08m x 1.63m) With matching fitted units to the kitchen, space for washing machine and tumble dryer.

First Floor

Landing

Galleried landing with window to side, doors to;

Bedroom One



19' 1" x 14' 2" (5.82m x 4.32m) With feature bay window with fitted wooden shutters to remain, engineered oak herringbone flooring, column style radiator, two feature wall lights, door to;

Property Details.

En-Suite Shower Room



With heritage style wash hand vanity units, close coupled WC, walk in shower cubicle with rainfall shower.

Bedroom Two



13' 9" x 10' 4" (4.19m x 3.15m) With window to rear with fitted shutters, column style radiator.

Bedroom Three

10' 8" x 9' 5" (3.25m x 2.87m) With window to rear with fitted shutters, column style radiator.

Bedroom Four

11' 7" x 10' 6" (3.53m x 3.20m) With window to side with fitted shutters, column style radiator. (currently used as a dressing room.)

Four Piece Family Bathroom



With window to front with fitted shutters, luxury fitted four piece bathroom suite offering a free standing claw foot bath tub, heritage style column style towel radiator, wash hand basin, double walk in shower cubicle.

Outside

Gardens & Parking



Outside, the property is approached to the front with a private driveway which provides off road parking for several cars, there is also side pathway leading to a gate providing secure side access.

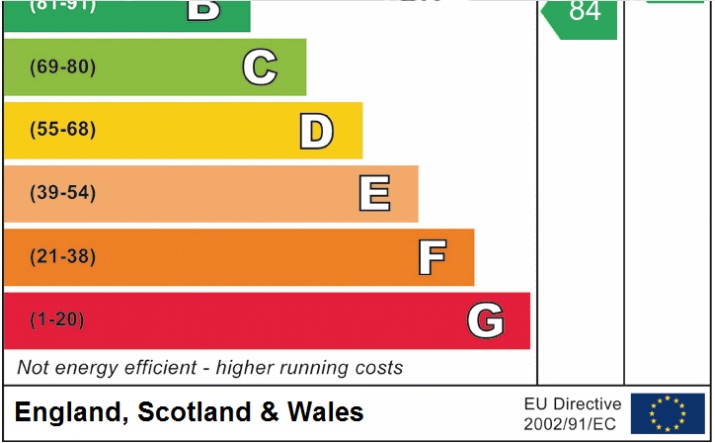
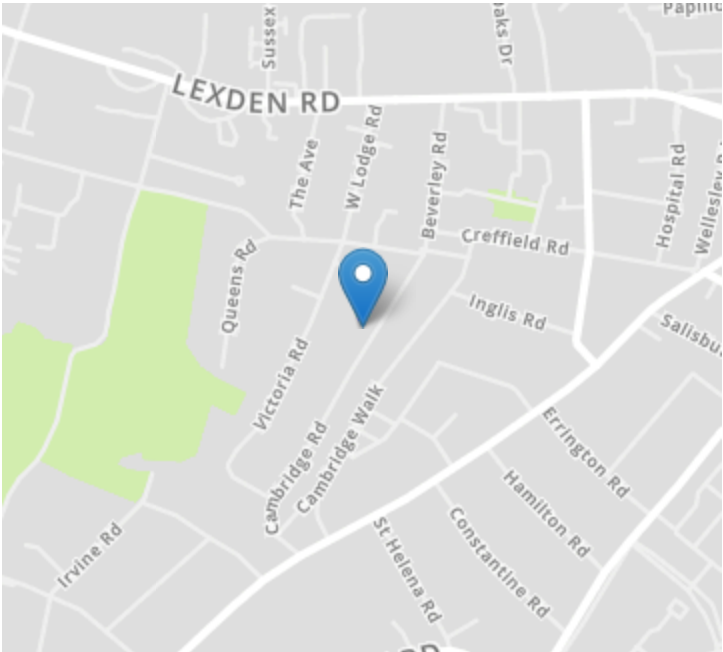
To the rear there is a generous, west facing beautifully landscaped garden which features a large paved sun patio, the remainder is predominately laid to lawn with various planted trees and shrubs.

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.