



- An Executive Four Bedroom Detached Family Residence
- Situated To The West Of Colchester, Lexden
- Close To An Array Of Excellent Amenities & Choice Of Schooling
- Boasting Two Reception Rooms & Seperate Study/Snug
- Well-Equipped, Tasteful Kitchen
- Benefitting From A Ground Floor Cloakroom
- Four Well-Proportioned Bedrooms
- First Floor Family Bathroom Suite & En-Suite To Master Bedroom
- Private Enclosed Rear Garden, Double Garage & Off Road Parking

## 70 Straight Road, Lexden, Colchester, Essex. CO3 9BT.

Michaels Property Consultants are privileged with the generous instructions to market this executive four bedroom detached residence, situated on Straight Road, Lexden - West Colchester. Boasting generous reception and bedroom space throughout and with being presented to market in first class order, it proves to be a real turn key home and one that could be occupied without delay. A stones throw from an array of excellent primary and secondary educational choices, shops and amenities, it proves be the ideal family home. It is also well serviced by a frequent bus network into Colchester's vibrant and historic city centre.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, doors and access to:

### Formal Reception Room



15' 0" x 11' 5" (4.57m x 3.48m) Window to front and side aspect, communication points, feature fireplace, radiator

### Study/Snug/Play Room

10' 7" x 8' 0" (3.23m x 2.44m) Window to front aspect, under-stairs storage, radiator

### Ground Floor Cloakroom

W.C, wash hand basin, radiator

### Dining Room



11' 11" x 11' 5" (3.63m x 3.48m) French doors to rear aspect, radiator

## Kitchen



11' 11" x 11' 5" (3.63m x 3.48m) A well-equipped and tastefully fitted kitchen comprising of; a range of base and eye level units and drawers (ample storage) with granite worksurfaces over, inset sink, drainer and mixer tap over, Cannon' range style cooker & ovens with extractor fan over, continued granite splashback, integrated fridge/freezer, plumbing for dishwasher, window and garden door to rear aspect

## First Floor

### First Floor Landing

Stairs to ground floor, doors and access to:

### Bedroom One



14' 10" x 11' 8" (4.52m x 3.56m) Windows to front and rear aspect, radiator, access and door to:

### En-Suite Shower Room

En-Suite shower room comprising of; window to rear aspect, wash hand basin, shower cubicle, wall mounted towel rail, geometric floor

# Property Details.

## Bedroom Two



11' 4" x 11' 2" (3.45m x 3.40m) Window to front aspect, radiator

## Bedroom Three



11' 5" x 8' 1" (3.48m x 2.46m) Window to rear aspect, radiator, bespoke fitted wardrobes

## Bedroom Four

12' 6" x 6' 9" (3.81m x 2.06m) Window to front aspect, radiator

## Family Shower Room



A tiled family bathroom suite comprising of; W.C, wash hand basin, corner shower cubicle, window to rear aspect, radiator

## Outside, Garden, Garages & Parking



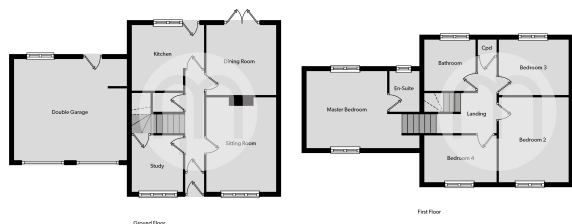
Outside, our owners showcase a well-manicured and meticulously landscaped rear garden. An array of mature hedges, shrubs and plants are featured, whilst an expansive patio and a large patio area offers itself as the ideal place for al-fresco dining and peaceful reflection. Enhancing the garden and an added luxury, our owners enjoy the use of a stunning summer house. If the above wasn't enough in itself, a double garage is also featured, with up-and-over doors and garden access. The garage is enhanced with full power and provides space and plumbing for additional appliances, the ideal utility space. The garage is also suitable for securing a valued vehicle off road. Alternatively, off road parking is offered in abundance for numerous vehicles, on a private driveway - secluded from the road with a mature hedgerow.

## Additional Information

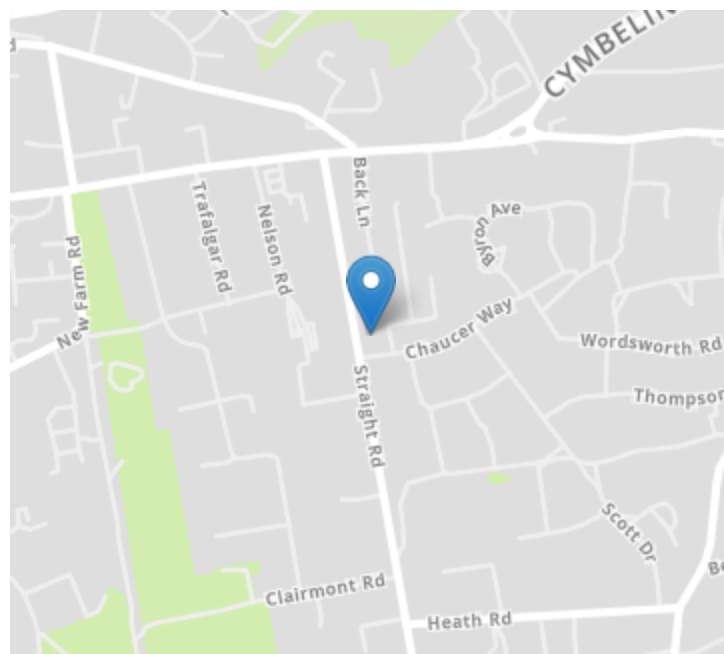
We have also been informed by our clients that in their ownership, they have recently had installed a new central heating system.

# 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.