



michaels  
property consultants

**19 Creffield Road, Lexden, Colchester, Essex. CO3 3JA.**

A prestigious instruction, this handsome four-bedroom double-fronted Victorian villa commands an excellent position within the heart of Colchester's most desirable city centre district - Lexden. Approaching 2500 sqft of accommodation, it offers expansive bedroom and reception space complimented with imposing high ceilings and an abundance of charm and elegance. Moments from some of the country's most desirable schooling, it offers excellent private and comprehensive educational choices. The property is also a stone's throw from our historic and vibrant city centre, home to an array of independent boutiques, shops/stores, bars and restaurants.

- A Handsome Four Bedroom Double Fronted Detached Victorian Villa
- In The Heart Of Old Lexden, Colchester's Most In Demand District
- Two Impressive Reception Rooms
- Boasting Circa 2500sqft of accommodation
- High Specification Kitchen-Family Room With Underfloor Heating
- Boot Room, Utility & Ground Floor Cloakroom
- Rare Advantage Of A Cellar
- Four Excellent Double Bedrooms
- En-Suite Shower Room To Master Bedroom
- First Floor Family Bathroom



Off Road Parking & Private Enclosed Rear Garden  
Call to view 01206 576999 **m**



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, inset storage, radiator, stairs rising to first floor (with access to lower ground floor cellar), doors and access to:

### Kitchen/Family Room



31' 4" x 13' 9" (9.55m x 4.19m) Traditional sash window to front and side aspect, parquet flooring with underfloor heating, window, a modern fitted Callerton kitchen comprising of; downlighters, inset spotlights, central island with granite work surfaces over, inset sink and contrasting mixer tap over, a range of fitted base and eye level units with continued granite worksurfaces over copper splashback a range of integrated appliances including; fridge/freezer, dishwasher, range style oven cooker with extractor fan over, larder cupboard & drawers

### Reception Room



19' 3" x 13' 8" (5.87m x 4.17m) Traditional sash window to front aspect, x2 radiator, communication points, access via double doors to:

## Formal Dining Room



15' 10" x 12' 0" (4.83m x 3.66m) Traditional sash window to rear aspect, radiator

## Boot/Play/Study Room



12' 9" x 12' 6" (3.89m x 3.81m) Double glazed sash window to side aspect, double glazed patio doors to rear garden, inset spotlights, ceramic tiled flooring, recently replaced flat roof, doors and access to:

## Utility Room/Rear Lobby

Secure garden side access, plumbing & space for washing machine, tumble dryer, extractor fan, ceramic tiled flooring

## Ground Floor Cloakroom

Traditional sash window to side aspect, pedestal wash hand basin, W.C., extractor fan, ceramic tiled flooring, radiator.

## First Floor

### Landing

Stairs to the ground floor, doors and access to:

# Property Details.

## Principal Bedroom



19' 2" x 13' 9" (5.84m x 4.19m) Double glazed bay window to front aspect, feature cast iron fireplace, two radiators, bespoke 'his and her' wardrobes, door and access to:

## En-Suite Bathroom



Traditional sash window to front aspect, W.C., panel enclosed bath, wash hand basin, ceramic tiled flooring, extractor fan, tiled walls, wall mounted heated towel rail.

## Bedroom Two



19' 1" x 13' 9" (5.82m x 4.19m) Double glazed bay window to front aspect, radiator.

## Bedroom Three



11' 9" x 11' 9" (3.58m x 3.58m) Traditional sash window to rear aspect, feature cast iron fireplace, inset storage, radiator

## Bedroom Four

12' 0" x 12' 00" (3.66m x 3.66m) Traditional sash window to rear aspect, radiator

## Family Bathroom

Family bathroom suite comprising of traditional sash window to rear aspect, panel bath, W.C, shower cubicle with tiled wall finish, further tiled walls and ceramic tiled flooring, wall mounted heated towel rail, loft access above

## Outside, Garden & Parking



Outside private and enclosed rear garden is on offer. The garden is formed by an expansive patio an ideal space for outdoor dining and seating furniture. The remainder is predominately laid to lawn, with secure side access and boundaries formed by panel fencing and imposing brick walls. Off-road parking is available for multiple vehicles on a private driveway, positioned to the front of the property.

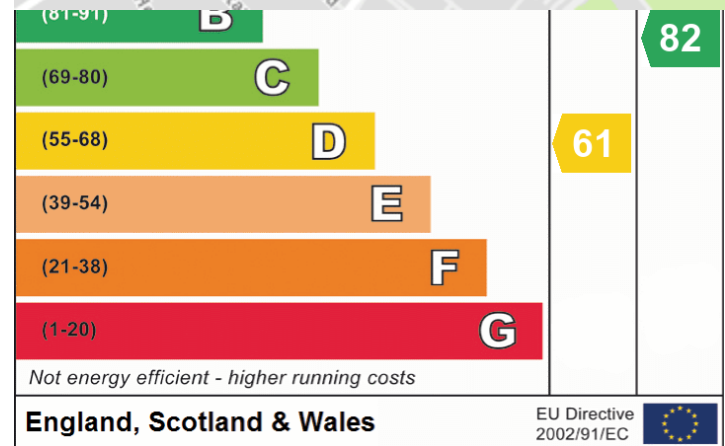
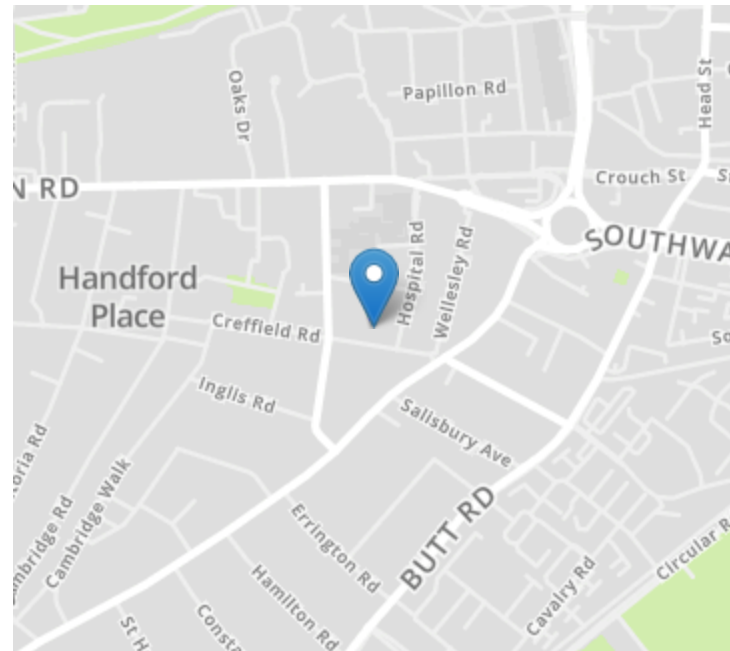


# Property Details.

## 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.