



- Stunning Three Bedroom Detached Residence
- Two Reception Rooms And A Large Conservatory
- Fitted Kitchen/Breakfast Room And Utility Room
- En-Suite Shower Room, Family Bathroom And Downstairs Shower Room
- Beautiful Front And Rear Gardens
- Garage And Driveway

## 14 Parsons Hill, Colchester, Essex. CO3 4DT.

We are privileged with the instructions to market 'Timbercroft' a delightful detached home pleasantly positioned on generous plot, occupying a prominent position in the heart of the ever sought after Lexden district, within close proximity of the A12, Train Station, and some of the Country's finest schools. Approached via the beautiful established front garden, which offers a very high degree of seclusion, a pathway leads through the front garden leading up to the front door. You are greeted by a welcoming entrance hall which has doors leading to the reception rooms, cloakroom and kitchen. The main reception room offers a bright living space boasting double aspects windows and a feature gas fireplace.





# Property Details.

## Ground Floor

### Entrance Hall

With radiator, stairs rising to first floor, three good sized storage cupboards and doors to;

### Living Room



17' 6" x 11' 10" (5.33m x 3.61m) With UPVC double glazed window to front and two UPVC double glazed windows to side, double doors to conservatory, feature gas fireplace.

### Formal Dining Room



11' 11" x 10' 6" (3.63m x 3.20m) With double doors to conservatory, radiator.

### Conservatory



23' 10" x 7' 11" (7.26m x 2.41m) Of UPVC construction with smart glass roof, windows to side and rear, French doors to the rear garden.

### Study/Third Reception Room

12' 1" x 10' 2" (3.68m x 3.10m) With UPVC double glazed window to front, radiator, wood floor.

### Downstairs Shower Room And Cloakroom

7' 8" x 5' 8" (2.34m x 1.73m) With UPVC double glazed obscure window to front, heated towel rail, close coupled WC, shower cubicle, wash hand basin.

### Kitchen/Breakfast Room



16' 1" x 12' 0" (4.90m x 3.66m) With UPVC double glazed window to rear, skylight window, a range of matching eye level and base units with drawers and worktops over, inset double sink and drainer, breakfast bar area, BOSCH gas hob with CDA extractor hood over, NEFF double oven, space and plumbing for dishwasher, space for fridge and freezer.

### Utility Room

10' 3" x 6' 7" (3.12m x 2.01m) With UPVC double glazed window to side, door to side, a range of matching eye level and base units with worksurfaces, inset sink, space and plumbing for washing machine and tumble dryer.

## First Floor

### Galleried Landing

With two UPVC double glazed windows to front, radiator, loft access and doors to;

# Property Details.

## Master Bedroom



16' 11" x 11' 11" (5.16m x 3.63m) With UPVC double glazed window to front and two side, radiator, built in wardrobes, door to;

## En-Suite Shower Room



With obscure double glazed window to rear, close coupled WC, wash hand basin, heated towel rail, shower cubicle.

## Bedroom Two

12' 0" x 10' 5" (3.66m x 3.17m) With UPVC double glazed window to rear, radiator.

## Bedroom Three

10' 0" x 9' 0" (3.05m x 2.74m) With UPVC double glazed window to rear, radiator.

## Family Bathroom

With obscure window to front, heated towel rail, enclosed cistern WC, wash hand vanity basin, panelled bath with shower over, part tiled walls.

## Outside

### Rear Garden



As previously mentioned this stunning home resides on a generous plot and features a beautiful matured and established rear garden. The rear garden is enclosed and has gated rear access. The garden has a patio area to the rear of the property which leads to a lawn and variety of bushes and hedgerow. There is also two garden sheds which will remain with the property. From the garden there is access to the garage and the studio/home office.

### Studio/Home Office



11' 11" x 8' 7" (3.63m x 2.62m) An excellent space for any prospective purchaser looking for a work space to be able work from home, offering double glazed windows with power connected.

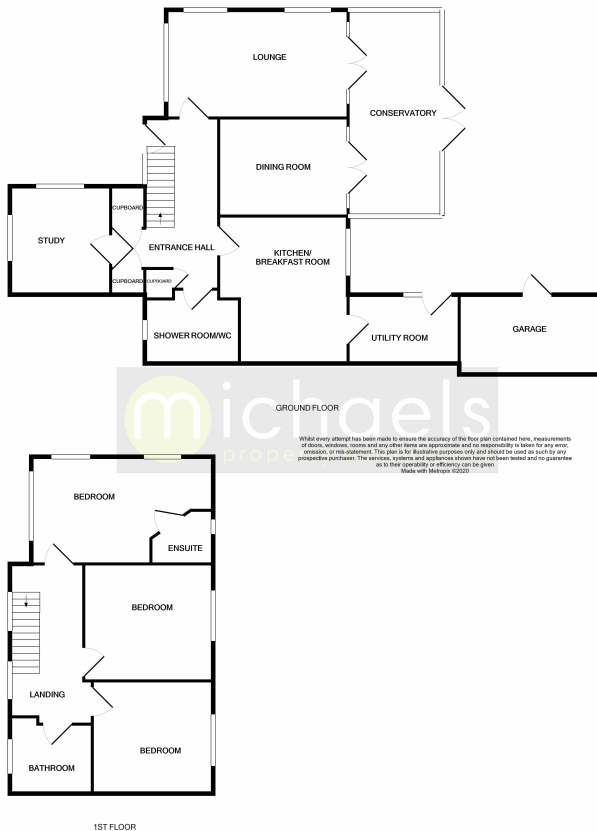
### Garage & Driveway

The garage features an up and over door to the front, door to side and power and light. The driveway is located in front of the garage and provides space for three cars and can be accessed via Beech Hill.

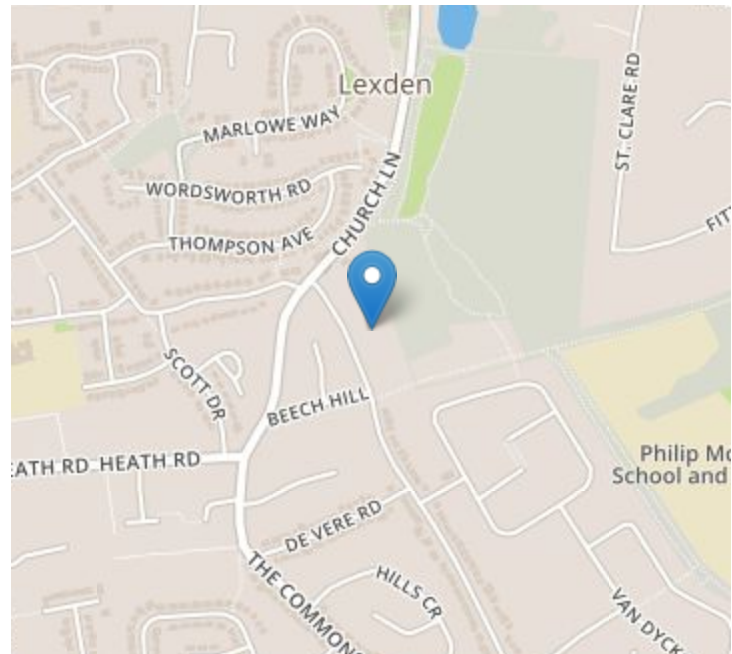


# Property Details.

## 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.