



36 Creffield Road, Lexden, Colchester, Essex. CO3 3HY.

A show stopping and imposing example of a four bedroom semi-detached Victorian bay-fronted residence, commanding a superior position within Lexden - arguably Colchester's most desired postcode location. Positioned within striking distance of Colchester Royal Grammar School and a variety of excellent private and comprehensive educational options and also within moments of Colchester's exciting, historic and vibrant city centre. Offered to market with the perfect blend of contemporary finishes with traditional elegance, this breath-taking home proves to be an incredibly rare addition to the open market.

- A Showstopping & Imposing Example Of A Four Bedroom Semi-Detached Victorian Home
- In The Heart Of Lexden - Arguably One Of Colchester's Most Sought After Postcodes
- Versatile Accommodation Across Three Spacious Floors
- The Perfect Blend Of Period Charm & Contemporary Finishes Showcased Throughout
- Formal Reception Room With Bay Window And Feature Fireplace
- Family/Tv Room With Floor-To-Ceiling Doors
- Focal Extended Kitchen-Dining Room With Aga Stove
- Four Well-Proportioned Bedrooms
- Four Piece Family Bathroom & En-Suite Shower Room
- Added Luxury Of A Garden Room With Cat 5 Cable



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, inset coconut door matt, herringbone flooring, stairs to first floor with luxury carpet, radiator, under stairs cloakroom, doors to:

Formal Reception Room



14' 7" x 12' 3" (4.45m x 3.73m) Feature bay window to front aspect with shutters, traditional period feature fireplace, radiator, stripped wooden floor, fitted shelves and base level storage

Family/TV Room



12' 1" x 10' 4" (3.68m x 3.15m) Floor-to-ceiling double doors and window to rear aspect, traditional period feature fireplace, base level storage, fitted shelf units, communication points, radiator

Kitchen/Dining Room



32' 11" x 8' 5" (10.03m x 2.57m) A high specification finished kitchen comprising of; a range of bespoke base and eye level fitted cabinetry with stone work surfaces over, inset sink with chrome mixer tap over, white tiled splashback, feature central 'AGA' stove, inset Smeg electric oven and grill, inset gas hob with extractor fan over and stainless steel splashback, drawers with contrasting handles, herringbone flooring, open plan to:

Open plan focal living space comprising of; continued herringbone flooring, vaulted ceiling with velux windows, patio doors to side and rear aspect and windows to side and rear aspect, radiator

First Floor

First Floor Landing

Stairs to ground and stairs to second floor, utility/storage cupboard, doors and access to:

Master Bedroom



16' 3" x 12' 0" (4.95m x 3.66m) Windows to front aspect with fitted shutters, radiator, traditional period feature fireplace, bespoke cabinetry/wardrobes, fitted shelf units, stripped wood floor

Property Details.

Bedroom Two

12' 3" x 10' 8" (3.73m x 3.25m) Window to rear aspect with fitted shutters, radiator, stripped wood floor

Family Bathroom



Four piece family bathroom suite comprising of; tiled walls and floor throughout, vanity wash hand basin, W.C, shower cubicle, corner bath, window to rear aspect with fitted shutters

Second Floor

Second Floor Landing

Stairs to first floor, inset eaves storage, doors to:

Bedroom Three



10' 6" x 8' 6" (3.20m x 2.59m) Window to front aspect with fitted shutters, radiator

Bedroom Four



10' 1" x 9' 10" (3.07m x 3.00m) Window to rear aspect with fitted shutters, radiator, door to:

En-Suite Shower Room

Shower cubicle, W.C, wash hand basin

Outside, Garden, Garden Room & Parking



Outside, its owners boast a well-manicured low maintenance, south facing rear garden. Benefiting from maximum sunlight and offering a private and peaceful feel, it features a sizeable area laid to patio - ideal for outdoor seating/dining furniture. The remainder of the garden is laid with artificial lawn and perfect for those with a busy day-to-day lifestyle.

If the above wasn't enough in itself, to the rear of the garden the most impressive of garden rooms awaits, benefiting from full power and currently utilised as a home office, with further uses such as a gymnasium or bar possible. The home office/garden room benefits from direct cat 5 cabling also.

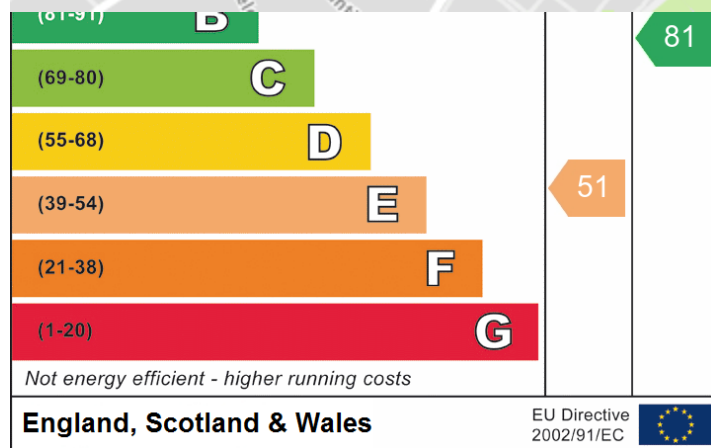
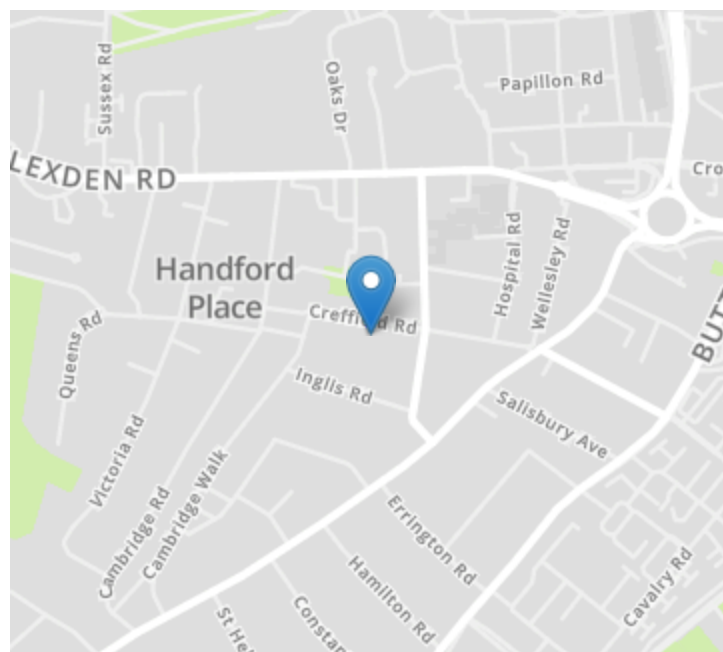
To the front, a private driveway provides off road parking for multiple vehicles, as well as having the added benefit of an EV superfast charger.

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.