



6 Colvin Close, Colchester, Essex. CO3 4BS.

****Guide Price £550,000 - £600,000*** A substantial four/five bedroom detached home, situated in a popular Lexden location, is offered with no onward chain. This impressive property occupies a prime position on Colvin Close, a sought-after turning off the prestigious Lexden Road, CO3, and is within easy reach of both private and comprehensive schooling, including Colchester Royal Grammar School and St Mary's School for Girls. The area benefits from convenient bus links to Colchester city centre and North Station, quick access to the A12 London/Ipswich corridor, and a wide range of amenities at Tollgate Retail Park. The well-regarded local pub, The Lexden Crown, is nearby, and the neighbourhood is family-orientated and highly desirable.

- ****Guide Price £550,000 - £600,000****
- Substantial four/five bedroom detached home with no onward chain.
- Prime Lexden location on Colvin Close, near schools, amenities, and A12 links.
- Ground floor: two bedrooms (fifth as study), L-shaped living/dining room, snug, conservatory, kitchen, shower room, and double garage.
- First floor: three double bedrooms, master en-suite, family bathroom, separate W.C., and ample storage.
- Private rear garden with patio, lawn, mature shrubs, timber pergola, and driveway parking.
- Family-oriented neighbourhood; must be viewed to be appreciated.



Call to view **01 206 576999** 

Property Details.

Ground Floor

Entrance Porch

Entrance Hall

Bedroom Five/Study

9' 10" x 9' 3" (3.00m x 2.82m)

Bedroom Four

13' 1" x 13' 1" (3.99m x 3.99m)

Ground Floor Shower Room

7' 5" x 5' 11" (2.26m x 1.80m)

Kitchen



13' 1" x 9' 10" (3.99m x 3.00m)

Living Room



19' 4" x 13' 1" (5.89m x 3.99m)

Dining Room



9' 10" x 9' 4" (3.00m x 2.84m)

Conservatory



10' 9" x 10' 8" (3.28m x 3.25m)

Snug



15' 9" x 10' 7" (4.80m x 3.23m)

First Floor

Landing

Property Details.

Master Bedroom



14' 6" x 11' 8" (4.42m x 3.56m)

En-Suite

Bedroom Two



14' 0" x 9' 1" (4.27m x 2.77m)

Bedroom Three



13' 11" x 13' 1" (4.24m x 3.99m)

Bathroom



7' 5" x 6' 9" (2.26m x 2.06m)

Separate W.C.

Outside

Double Garage

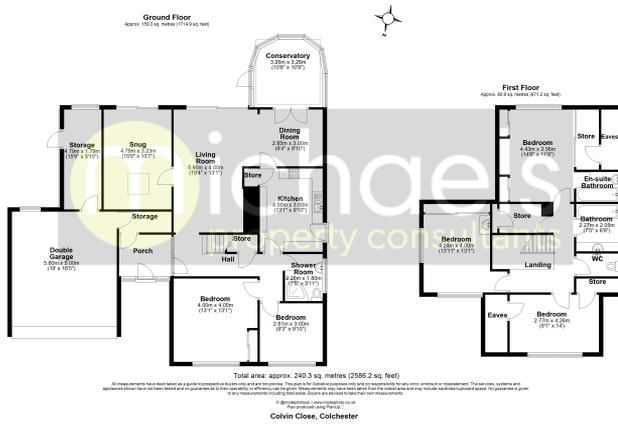
19' 0" x 16' 5" (5.79m x 5.00m)

Storage

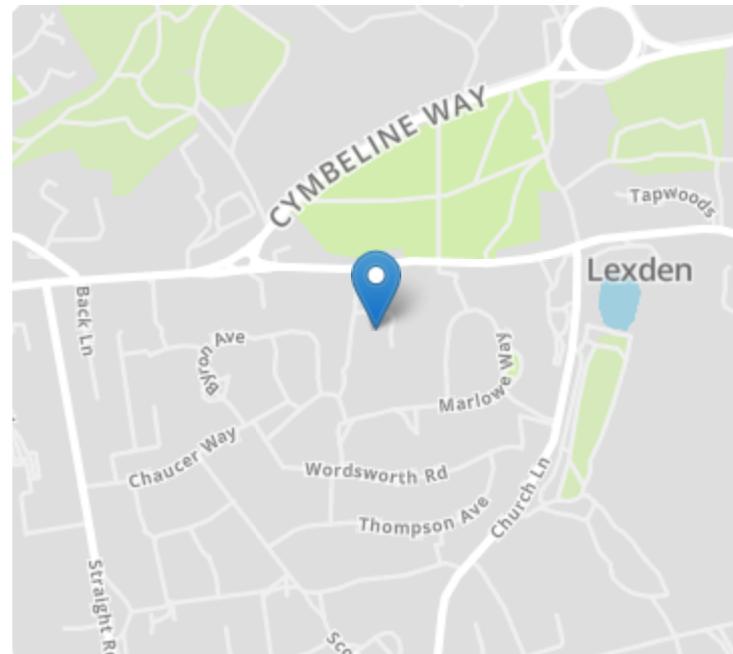
15' 9" x 5' 10" (4.80m x 1.78m)

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.