



32 Chitts Hill, Lexden, Colchester, Essex. CO3 9ST.

Positioned to the West of Colchester located in the very pleasant neighbour hood of 'Chitts Hill', also in the sought after borough of Lexden, this exceptional four bedroom semi-detached home is within close proximity to an array of excellent private and comprehensive schooling and the ever expanding Tollgate Retail Park - home to an array of shops, amenities and useful facilities. It is surrounded by picturesque countryside walks and has been reimagined over its much cherished ownership, with the expanding modern day family in mind.

- A Stunning & Extended Four Bedroom Semi-Detached Family Home
- Located Favourably To The West Of Colchester In 'Chitts Hill'
- An Impressive 150ft (Circa) Private & Enclosed Rear Garden
- Exceptionally Altered And Improved By The Current Owners
- Reception Room With Inset Fire
- High Specification Kitchen-Diner Benefiting From Integrated Appliances
- Four Generous Bedrooms
- Fully Tiled Family Bathroom Suite
- Ample Off Road Parking & Benefiting From A Garage



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

Main entrance door into porch, tiled flooring, UPVC window to side aspect, door to:

Downstairs Cloakroom

Low level W.C, vanity wash basin, radiator

Hallway

Tiled Flooring, under stairs storage cupboard, UPVC window to side aspect, stairs to first floor, radiator, door to:

Living Room



12' 8" x 11' 4" (3.86m x 3.45m) Into UPVC bay window, fitted shelf units, inset feature electric fireplace with remote control, communication points, radiator, wall mounted lights, access to:

Kitchen/Dining Area



19' 2" x 13' 4" (5.84m x 4.06m) Modern fitted kitchen with a full range of eye level base and eye level units, cupboards and work surfaces over, induction electric hob with extractor over, a range of integrated appliances, including washing machine, fridge freezer and dishwasher, inset oven and microwave, UPVC window to rear aspect, wall mounted radiator, inset spotlights, opening to:

Snug Area/Reception Room

11' 2" x 11' 1" (3.40m x 3.38m) UPVC windows to side and rear aspects, inset spot lighting, wall mounted floating units (matching kitchen units)

First Floor

Landing

Stairs to ground floor, airing cupboard, access to loft hatch, door to:

Master Bedroom



11' 4" x 2' 7" (3.45m x 0.79m) UPVC window to front aspect, radiator, large inset built in wardrobes, inset spotlights

Bedroom Two



13' 5" x 9' 5" (4.09m x 2.87m) UPVC window to rear aspect, large built-in wardrobes, inset spotlights, radiator.

Property Details.

Bedroom Three



11' 2" x 7' 5" (3.40m x 2.26m) UPVC window to front & rear aspect, radiator, spotlights (currently utilised as an office)

Bedroom Four

7' 8" x 7' 5" (2.34m x 2.26m) UPVC window to front aspect, radiator.

Family Bathroom Suite



7' 5" x 5' 5" (2.26m x 1.65m) Floor to ceiling tiled bathroom with grey tone effects, low level W.C, vanity wash unit with under storage, panelled bath with shower over, obscured windows to rear aspect, inset spotlights

Outside, Garden, Garage & Parking



Outside the property benefits from an impressive 150ft (circa.) enclosed and private rear garden, well manicured by the current owners. The garden is surrounded by a variety of shrubs, trees and plant borders and is mainly laid to lawn. In addition there is a large patio area to the front, ideal for outside dining and entertaining. Completing the garden is a large timber shed/work shop, perfect for storage.

o the front of the garden there is the benefit of a large garage, accessed by an electric up-and-over door. Secure gated side access leads to a large driveway, providing ample off road parking for a large amount of vehicles.

Additional Information

We have been advised by our sellers that the house benefits from a full alarm system, with external CCTV cameras.

Location

Chitts Hill is positioned between West Bergholt and Stanway and is situated within easy walking distance of Holmwood House Preparatory School, and close to Lexden Primary School, as well as both Primary and Secondary schools in Stanway - all very favourable education options.

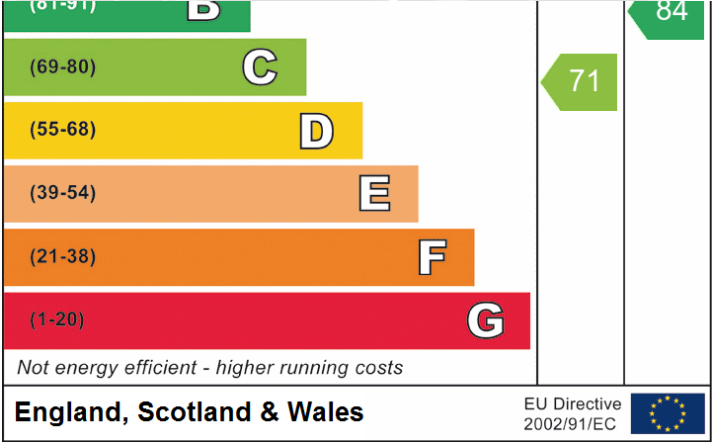
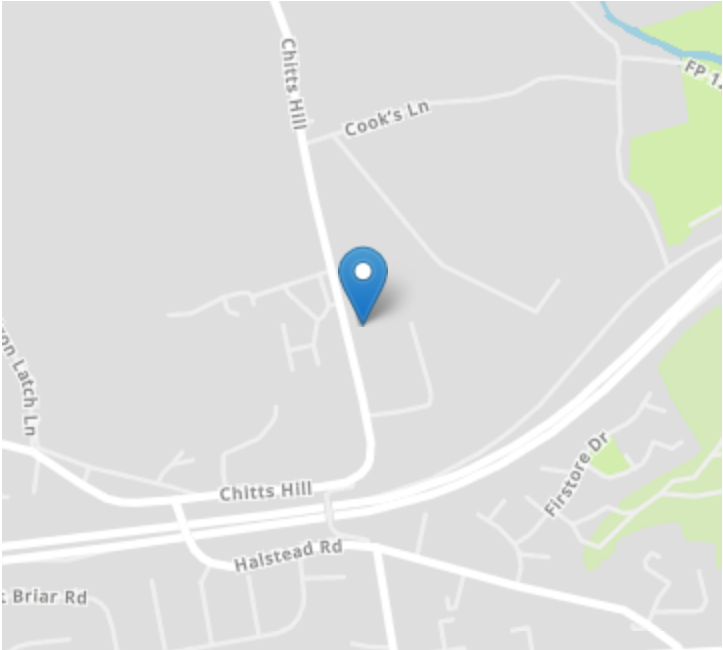
The property is also just a short drive away from the A12 corridor to London and within easy reach of Colchester's Mainline Station, and Marks Tey Train Station, with direct links to London Liverpool Street. The property is a few minutes away from Stanway shopping district, which offers a varied range of national outlet stores and Sainsbury's superstore, Marks & Spencer and Aldi for day to day needs.

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.