



- Sought After Lexden Location
- Three Bedroom Detached Home
- Very Sizeable Plot
- Double Garage & Private Driveway
- Landscaped Wrap Around Garden
- Panoramic Views Over Hilly Fields
- Walking Distance To Highly Sought After Schools
- Station & Town Centre Access
- Unique Design - Internal Viewing Essential

## 6 The Chantry, Lexden, Colchester, Essex. CO3 3QR.

Rarely available on the open market, this uniquely designed detached residence is located in a highly sought after area of Lexden offering panoramic views over the beautiful Hilly Fields. Internally the property is divided over two floors comprising of entrance hall way, fully fitted kitchen, a very generous private balcony, separate dining room, living room with stunning field views, master bedroom with en suite bathroom, two further double bedrooms, shower room and cloak room. The lower floor offers a double garage with power and light connected.





# Property Details.

## First Floor

### Entrance hall

Stairs rising from garage, entrance doorway, loft access, radiator.

### Kitchen



11' 8" x 12' 3" (3.56m x 3.73m) Double glazed to side and front aspect, door leading to the balcony, a range of wall and base units over an area of roll edge work tops, inset sink and drainer unit, tiled splash backs, plumbing for washing machine, integrated fridge freezer, double electric oven and hob, laminate floor, radiator.

### Balcony

Fully paved with ample space for out door dining.

### Dining Room



14' 4" x 11' 9" (4.37m x 3.58m) Double glazed window to side access, radiator, sliding door to living room.

## Living Room



16' 4" x 16' 2" (4.98m x 4.93m) Double glazed window to front aspect, gas fire place, T.V 7 hone points, radiator.

## Bedroom One



13' 10" x 12' 9" (4.22m x 3.89m) Double glazed window to side aspect, radiator, built in wardrobes, door leading to en suite.

# Property Details.

## En Suite



Double glazed window to side aspect, low level WC, wash hand basin, bidet, panel bath with mixer taps and shower over,, fully tiled walls, chrome heated towel rail.

## Bedroom Two

9' 9" x 11' 9" (2.97m x 3.58m) Double glazed window to rear aspect, four built in wardrobes, radiator.

## Lower Floor

### Cloak Room

Double glazed window to side aspect, low level WC, wash hand basin, fully tiled walls.

### Bedroom Three



Double glazed window to side aspect, radiator.

## Shower Room



Double glazed window to side aspect, vanity wash basin, double shower cubical, chrome heated towel rail, radiator, fully tiled walls.

## Double garage

Two up and over doors, power and light connected, internal door leading to the first floor.

## Outside



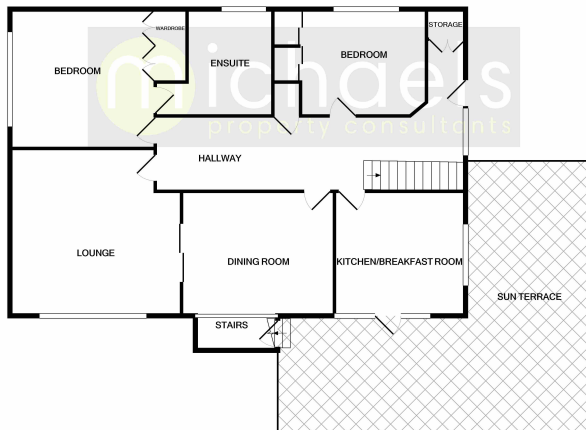
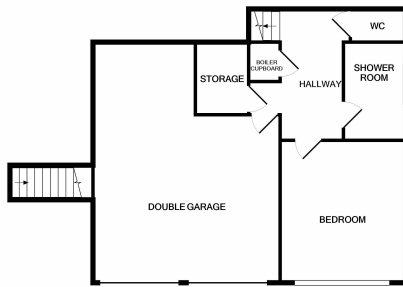
The property benefits from a very generous private driveway providing private parking for several cars, leading to the double garages.

The very sizeable "wrap around" garden comprises of a landscaped lawns, tree, shrub and flower borders, enclosed by tree's and panel fencing, garden tap and garden purpose built sheds to remain.

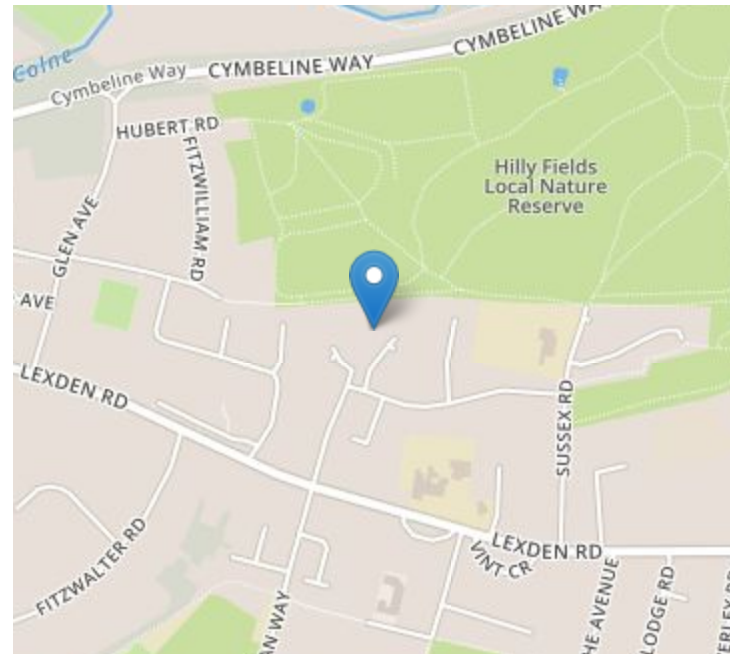


# Property Details.

## 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.