



31 Porter Drive, Lexden, Colchester, Essex. CO3 9FL.

****Guide Price £400,000 - £425,000**** Recently constructed with enviable specifications and to the highest of standards by reputable national house builders 'Hopkin Homes', this executive three bedroom link-detached home is presented to the open market in first class order and offered with the added luxury of an extended sun room. Situated favourably within a peaceful and desirable development residing to the west of Colchester in Chitts Hill, this home is within easy access of Tollgate & Stane Retail park, of which is home to an array of shops, amenities, restaurants and leisure facilities. It is also within easy reach of a range of comprehensive and private educational options, with Holmwood House School close by and it having maintained its fantastic reputation ever since as one of Colchester's most desirable private schools.



- Three Bedroom Linked Detached Home
- Favorable West Colchester Position, Chitts Hill
- Close To An Array Of Amenities, Shops & Public Transport Links
- First Class Decorative Order
- Extended & Improved Throughout By Current Owners
- Reception Room With Feature Fireplace
- Ground Floor Cloakroom
- Kitchen-Diner
- Sun Room/Conservatory Extension
- Geometric Flooring
- Family Bathroom & En-Suite Shower Room

Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs rising to first floor, radiator, doors and access to:

Ground Floor Cloakroom

Window to side aspect, radiator, wash hand basin, W.C, geometric flooring

Reception Room



4.64m x 3.28m (15' 3" x 10' 9") Window to front aspect, radiator, feature fireplace with surrounding mantle and hearth, communication points, internal double doors to kitchen-diner:

Kitchen-Diner



5.35m x 2.81m (17' 7" x 9' 3") An array of modern fitted base and eye level units with work surfaces over, drawers under, inset four ring gas hob with extractor fan over, inset oven and grill, space for fridge/freezer, inset sink, drainer and tap over, integrated dishwasher & washing machine, space for free standing fridge/freezer, micro cement splashback, extended wall mounted cabinetry, access to hallway, window to rear aspect, patio doors (leading to sun room & conservatory):

Sun Room/Conservatory



3.37m x 2.54m (11' 1" x 8' 4") Windows to all aspect, patio doors to rear aspect (leading to rear garden)

First Floor

Landing

Stairs to ground floor, airing cupboard, radiator, doors and access to:

Master Bedroom



3.96m x 3.29m (13' 0" x 10' 10") Window to front aspect, radiator, inset wardrobe, door to:

Property Details.

En-Suite Shower Room



Window to front aspect, geometric floor, wash hand basin, W.C., shower cubicle, radiator

Family Bathroom



Window to rear aspect, W.C., 1/2 tiled walls, vanity wash hand basin, panel bath, radiator, micro cement splashback

Bedroom Two



5.31m x 3.09m (17' 5" x 10' 2") Window to front and rear aspect, radiator, loft access

Bedroom Three

2.89m x 2.81m (9' 6" x 9' 3") Window to rear aspect, radiator

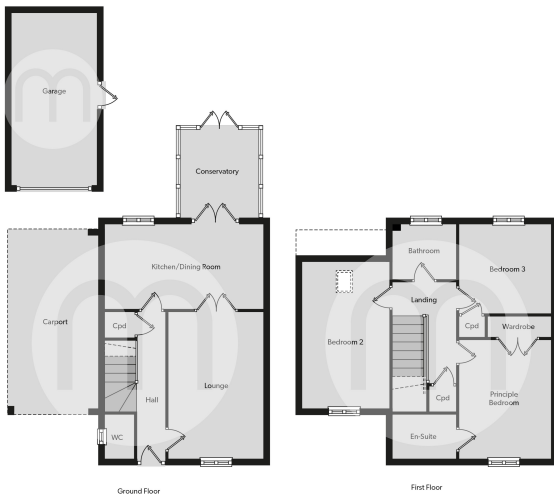
Outside, Garden, Garage & Parking



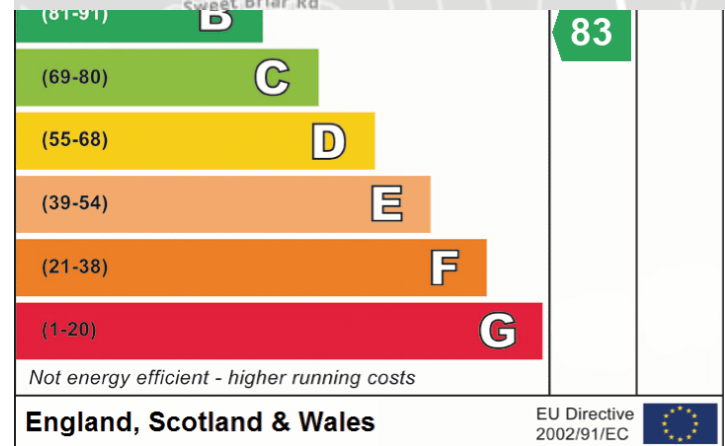
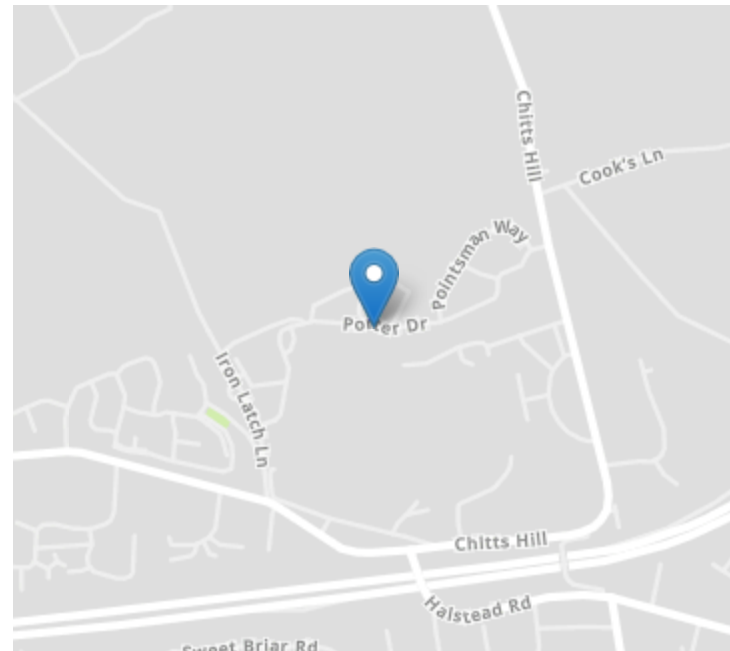
Off road parking is available on a private driveway to the side of the property, partially covered by the linked-detached overhang that forms the second bedroom. Access to the garage is via an up-and-over door accessible from the front driveway, whilst a secure garden door leads to the garden from the garage. Gated side access is also available, ideal for bicycles, whilst the garden also benefits from an outdoor tap. The garden commences with a chequered tiles forming the perfect place for outdoor furniture and al-fresco dining, with a pathway leading to the rear of the garden featuring a raised decking area. The remainder of the garden is predominately laid to lawn and features an array of mature shrubs, hedges and plants throughout, with boundaries formed by panel fencing.

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.