



- Stunning 3/4 Bedroom Detached Residence
- Extended & Modernised To An Exceptional Standard
- Contemporary Open Plan Kitchen-Dining Area, With Centre Island
- 4KD HD Cinema Projector
- Four Piece Family Bathroom Suite
- Ensuite To Master Bedroom
- Extended & Converted Loft Space, With Bedroom & Lounge Area

## 2 Bramley Close, Lexden, Colchester, Essex. CO3 3RU.

Seeing is believing within this spectacular three/four bedroom detached chalet style residence, nestled in the heart of Lexden. The property has been heavily extended, renovated, and vastly improved to the highest of standards, creating extremely flexible and yet contemporary modern day living throughout. The accommodation of this stunning home commences with a beautiful entrance hall, complete with limestone tiled flooring (consistent throughout the ground floor) and provides access to a sizeable reception room/bedroom. This versatile room is home to a charming cast iron log burner and front aspect bay window.



# Property Details.

## Entrance Hall

Composite entrance door to front aspect, limestone tiled floor throughout, radiator, internal doors to:

## Living Room



13' 9" x 13' 6" (4.19m x 4.11m) UPVC bay window to front aspect, UPVC window to side aspect, inset cast iron log burner with oak mantle, variety of communication input/outputs

## Bedroom Three

10' 9" x 10' 9" (3.28m x 3.28m) UPVC window to front aspect, radiator

## Open Plan Kitchen & Living Area



16' 1" x 22' 4" (4.90m x 6.81m) Limestone tiled floor throughout, a modern fitted kitchen comprising of high gloss modern fitted base and eye level units with Quartz working surfaces over, inset one and half bow sink, drainer and mixer tap over, feature centre island with inset five ring induction hob & integrated wine cooler, space for inset free standing fridge/freezer, integrated NEFF double fan assisted oven, integrated dishwasher, plinth & kick-board lighting, soft closing draw units, inset spotlights, an array of fitted modern down-lighters, sky lantern, UPVC bi-folding doors to rear aspect (providing access to a private rear garden), fitted 4K projector with retractable screen, x2 vertical radiators, sky lantern, door to:

## Utility Room

5' 7" x 10' 8" (1.70m x 3.25m) High ceiling inset skylight, modern fitted base & floor to ceiling units with quartz work surfaces over & space & plumbing for washing machine, radiator, limestone tiles.

## Cloakroom

UPVC window to side aspect, wash hand basin, W.C, limestone tiles

## Family Bathroom



8' 10" x 11' 2" (2.69m x 3.40m) UPVC privacy window to side aspect, four piece modern family bathroom suite comprising of 'oval oversized feature bath', double width walk in Aqualisa shower cubicle, vanity wash hand basin with back lit mirror above & feature tiled splash backs, radiator, heated vertical towel rail, Quartz wall tiles.

## Master Bedroom



18' 1" x 8' 10" (5.51m x 2.69m) UPVC window to front aspect, radiator, further door to:

# Property Details.

## En-Suite Shower Room



UPVC privacy window to side aspect, shower cubicle with MIRA shower, vanity wash hand basin, W.C, wall mounted heated towel rail

## First Floor

### First Floor Bedroom & Lounge Area



32' 7" x 16' 12" AT MAX POINTS (9.93m x 5.18m) Velux windows, UPVC dormer window to rear aspect, eave storage, radiator

## Garden, Outside & Parking

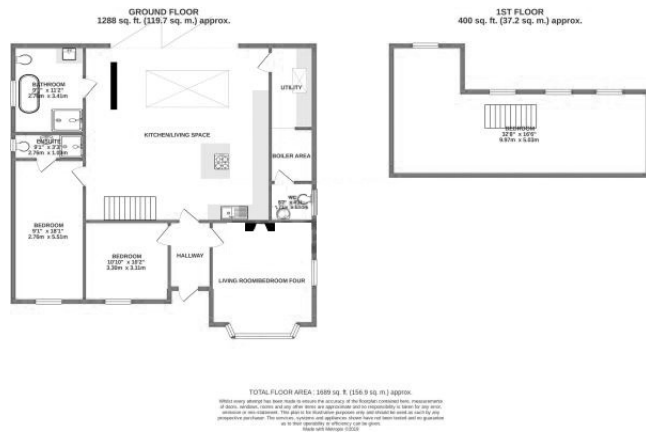


To the front of the property, ample off road parking can be found for multiple vehicles, on a private driveway. To the side there is an additional parcel of land which is laid to lawn and could be altered to create further off road parking, or used as a space to build a garage/carport (STPP).

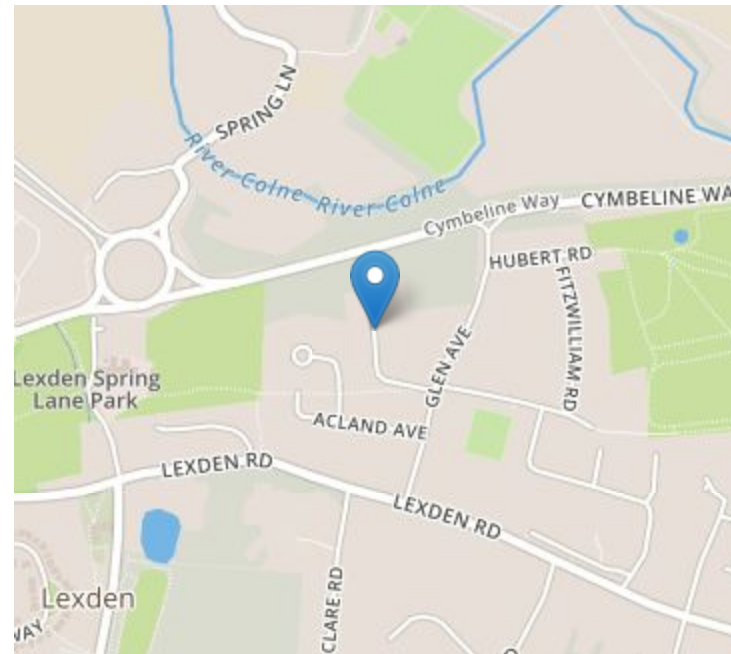
To the rear of the property and accessible via bi-folding doors from the kitchen/diner, there is a private low maintenance rear garden featuring a patio area and boundaries are enclosed by panel fencing. There is the added benefit of an outdoor storage unit.

# 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.