



- Stunning Four Bedroom Detached Home
- Extremely Sought After, Quiet Turning in Lexden
- Extended and Much Improved
- Two Reception Rooms
- Fabulous Kitchen/Breakfast Room
- Utility room
- Two Bathrooms
- Beautifully Landscaped Rear Garden

21a Queens Road, Lexden, Colchester, Essex. CO3 3PD.

An extremely rare addition to the market, this stunning four bedroom detached residence occupies a delightful position in this quiet, sought after turning in the very heart of Lexden - Backing immediately onto the Grammar School playing fields. The property has been heavily extended, refurbished and improved upon by the current owners and with meticulous attention to detail, creating a spacious, beautifully presented home - Ideal for a family to move straight into and settle.



Property Details.

Ground Floor

Reception Hall

Oak flooring, radiator, staircase to first floor with storage cupboard under, doors to:

Cloakroom

Tiled flooring, radiator, low level WC, wall mounted hand wash basin, UPVC window to side.

Dining Room

14' 3" x 12' (4.34m x 3.66m) Oak flooring, radiator, UPVC bay window to front, stained glass window to side.

Living Room



22' 1" x 12' 9" (6.73m x 3.89m) Three radiators, chimney breast housing stylish inset gas fireplace, stained glass window to side, UPVC French doors to rear.

Kitchen/Breakfast Room



17' 8" x 13' 9" (5.38m x 4.19m) Tiled flooring, bespoke re-fitted range of fitted base and eye level units with Corian working surfaces to side, two integrated Neff ovens and electric hob with extractor hood above, built in microwave, fridge/freezer and dishwasher, inset sink unit with left hand drainer, UPVC window to side, fitted breakfast bar, inset LED spotlights, UPVC French doors to conservatory, door to:

Utility Room



Atico flooring, radiator, further fitted units with space for washing machine and tumble dryer, inset sink unit, UPVC window and door to side.

Property Details.

Conservatory



12' 7" x 8' (3.84m x 2.44m) Tiled flooring, dwarf brick built with UPVC double glazing to all aspects, apex blue refractive glass roof, UPVC French doors to rear garden.

First Floor

Landing

Radiator, UPVC window to front, doors to:

Master Bedroom

18' 8" x 11' 8" (5.69m x 3.56m) Radiator, UPVC window to rear, door to:

En-Suite

Tiled flooring, chrome heated towel rail, contemporary suite comprising of low level WC, wall mounted hand wash basin and walk in corner shower cubicle with integrated shower, inset spotlights, extractor fan, UPVC window to side.

Bedroom Two

14' 4" x 10' (4.37m x 3.05m) Radiator, UPVC bay window to front, two built in double wardrobes.

Bedroom Three

11' 8" x 9' 9" (3.56m x 2.97m) Radiator, UPVC window to front.

Bedroom Four

9' 8" x 8' 8" (2.95m x 2.64m) Radiator, UPVC window to rear.

Bathroom

Antico flooring, chrome heated towel rail, contemporary suite comprising of low level WC, vanity hand wash basin and panel bath with fully tiled surround and shower over, UPVC window to rear, inset spotlights, extractor fan.

Outside



To the front of the property there is a private block paved driveway which provides off road parking for numerous cars, this leads to an integral garage. There is also a gate providing secure side access.

Rear Garden

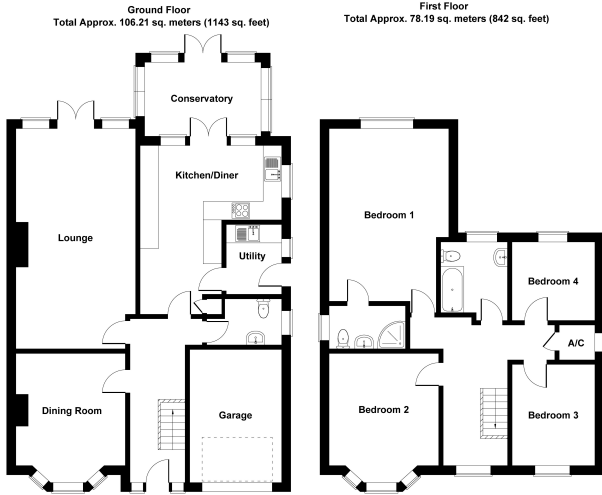


90' x 40' (27.43m x 12.19m) To the rear of the property there is a truly stunning garden which has been professionally landscaped with spectacular attention to detail, backing directly onto The Grammar School playing fields. There is a generous sun patio spanning across the width of the house itself, accessed via the French doors from both the conservatory and living room. From here the remainder of the garden is laid with an established central lawn, with beautifully stocked borders. Furthermore there is an additional sun terrace at the rear end of the garden, lying adjacent to tropical planting. The borders of the garden are enclosed by attractive mature hedges.

Property Details.

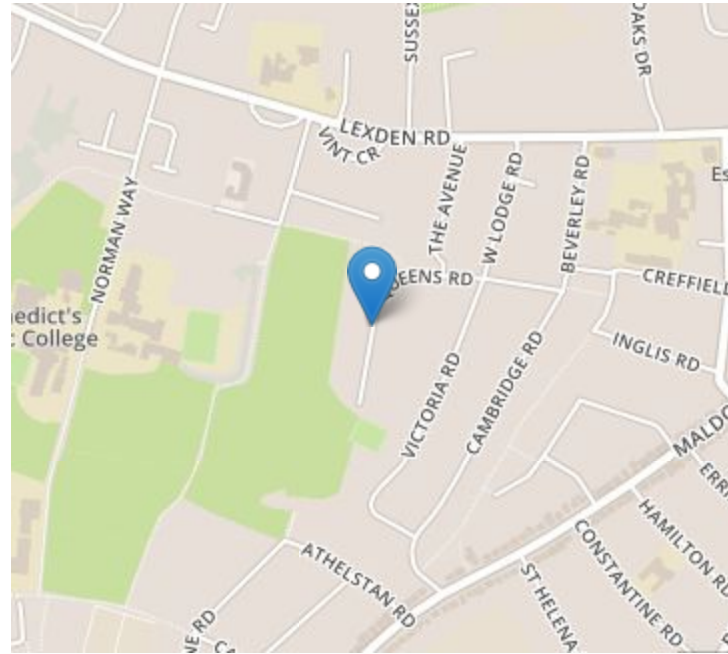
Floorplans

Total Approx. 184.40 sq. meters (1985 sq. feet)

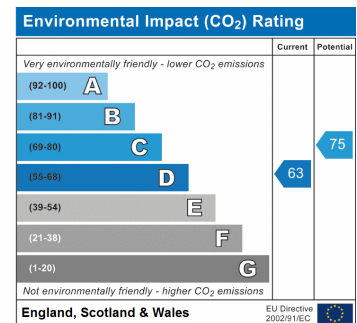
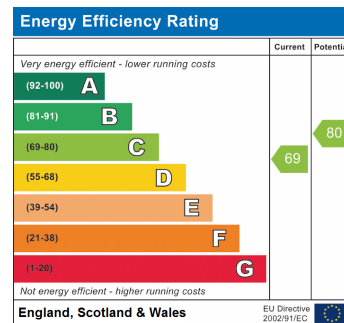


Not to Scale.
For Illustrative Purposes Only.

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.