



- Guide Price £525,000 - £550,000
- Offered To The Open Market With No Onward Chain!
- Stunning Victorian Features With Beautiful Architecture
- Victorian Semi-Detached 'Bay Fronted' Home
- Two Formal Reception Rooms
- Stunning Kitchen/Breakfast Room
- Accommodation Across Three Floors
- Cloakroom And Utility Room
- Stunning Gardens With Cedar Wood Home Office
- Hamilton School Primary School Catchment (Subject To Application)

38 Hamilton Road, Colchester, Essex. CO3 3DZ.

Guide Price £525,000 - £550,000 Elegant, charming & aesthetically pleasing, this handsome four bedroom 'bay-fronted' semi-detached property has it all. This Victorian home is positioned in the Maldon Road District of Lexden, Colchester and within minutes of some of the countries finest private and comprehensive schooling. Having been meticulously and tastefully upgraded, we are privileged to present this stunning home to market in excellent order.



Property Details.

Ground Floor

Entrance Hall

Stained glass entrance door to front aspect, stairs to first floor with central carpet runner, large under stairs storage cupboard, wood floor, radiator, further doors and access to:

Reception Room



14' 9" x 12' 5" (4.50m x 3.78m) Wood floor, feature sash bay window to front aspect, cast iron feature fireplace with surround, fitted base level units with shelves over, communication points, radiator

Dining Room



12' 2" x 10' 10" (3.71m x 3.30m) Wood floor, sash window to side aspect, feature glazed double doors to rear aspect, cast iron feature fireplace with surround, base level units with shelves over, radiator

Kitchen/Breakfast Room



16' 2" x 15' 7" (4.93m x 4.75m) Open plan kitchen-dining/family space comprising of wood floor throughout, tastefully finished and fitted base and eye level units with stone work surfaces over, dual range style over (subject to negotiation) with inset extractor hood and herringbone tiled behind, space for american style fridge freezer, further inset storage cupboard, further large fitted storage cupboard feature skylight, inset spotlights, glazed door to rear aspect providing access to rear garden, radiator, access to:

Utility Room

Cottage style half size windows to rear aspect, space for appliances under stone work surfaces, ceramic butler sink with chrome mixer tap over, wood floor, door to:

Downstairs Cloakroom

W.C, vanity wash hand basin with herringbone tiled splashback, obscure window to side aspect, wood floor

First Floor

First Floor Landing

Stairs to ground and second floor, storage cupboard, access to:

Bedroom Two



12' 3" x 10' 5" (3.73m x 3.17m) Sash window to front aspect, radiator, feature fireplace

Property Details.

Bedroom Three



12' 1" x 10' 5" (3.68m x 3.17m) Sash window to rear aspect, radiator, inset storage, feature fireplace

Bedroom Four

11' 2" x 10' 2" (3.40m x 3.10m) Sash window to rear aspect, radiator, feature fireplace, inset storage

Family Bathroom



Obscure window to side aspect, chrome wall mounted towel rail, W.C, panel bath with shower over and screen

Second Floor

Master Bedroom



15' 8" x 10' 10" (4.78m x 3.30m) Windows to rear aspect, glazed double doors to rear aspect & Juliet balcony with panoramic garden views, radiator, inset storage cupboard, access to:

En-Suite Bathroom

W.C, wash hand basin, velux window, panel bath with shower screen over and shower head

Home Office



13' 5" x 10' 7" (4.09m x 3.23m) An excellent addition to the property, featuring glazed doors, light and power. Making the ideal work from home space, gymnasium or outdoor snug area.

Outside, Garden & Parking

Outside, the property benefits from a south/west facing rear garden. The garden commences with a block paved patio area which leads to an area predominantly laid to lawn. At the end of the garden the property has an excellent addition, with the added benefit of a cedar wood home office/studio- the perfect space for any prospective purchaser needing a work from home space. It could also be utilised as a home gym or for an array of further uses. To the rear of the home office is an area for additional garden storage.

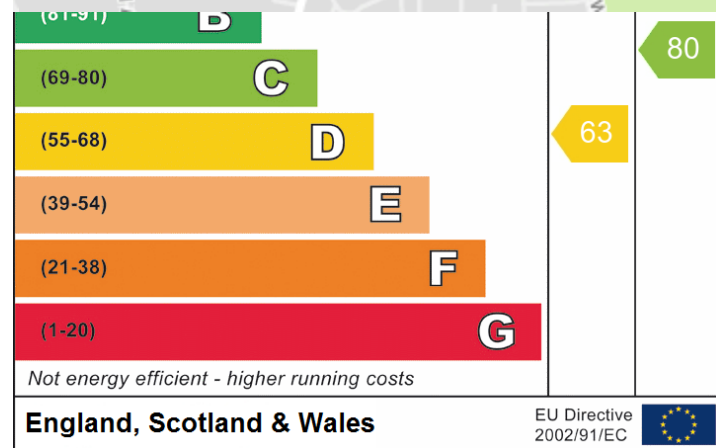
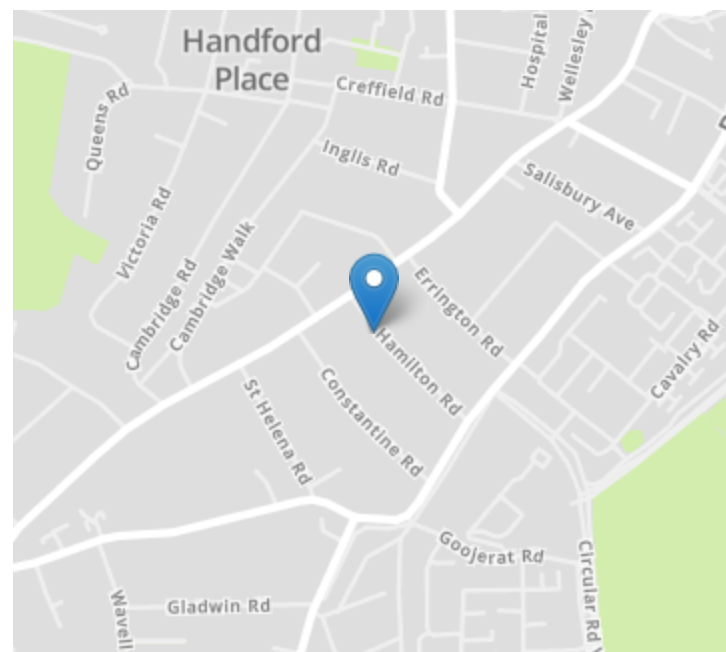
Parking is accessible on road for both residents and visitors alike, with a residents permit scheme in place.

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.