



- Excellent Five Bedroom Detached Family Home
- Lexden Cul-De-Sac Position
- 0.34 Acre Plot Boasting Substantial Rear Garden & Frontage
- Integral Double Garage & Off Road Parking
- Two Reception Rooms
- Study
- Downstairs Cloakroom
- Kitchen-Breakfast Room
- Five Excellent Bedrooms
- Two En-Suite Shower Rooms & First Floor Tile Family Bathroom

11 Hurnard Drive, Lexden, Colchester, Essex. CO3 3SH.

Michaels Property Consultants are privileged with the instructions to market this excellent five bedroom detached family home, commanding a favourable position within a desirable cul-de-sac within Lexden, Colchester - Hurnard Drive. Boasting mature frontage and a generously proportioned rear garden, the plot in its entirety enjoys an impressive 0.34 acres. This home is situated within one of Colchester's most favourable districts and is within easy reach of an array of fantastic primary and secondary schooling (both private and comprehensive), as well as a short walk from Colchester's vibrant and historic city centre. Highlights of this home include; an entrance porch and hall, downstairs cloakroom, kitchen/breakfast room, two sizeable reception rooms, study, five exceptional bedrooms, two en-suite shower rooms and a tiled first floor family bathroom.



Property Details.

Ground Floor

Entrance Porch

Entrance door to front aspect to front aspect, windows to side aspect, door and access to:

Entrance Hall

2.8m x 3.9m (9' 2" x 12' 10") Entrance door to front aspect, wood effect flooring, inset cupboard, stairs to first floor, integral garage access, doors and access to:

Downstairs Cloakroom

2.1m x 1.08m (6' 11" x 3' 7") Window to side aspect, tiled floor, W.C., vanity wash hand basin, radiator

Kitchen/Diner



4.9m x 5.4m (16' 1" x 17' 9") Window to front and side aspect, a variety base and eye level fitted units with work surfaces over, inset stainless steel sink and tap over, inset four ring electric hob with extractor fan over, tiled splash back, space for washing machine, dishwasher, fridge/freezer, breakfast bar with space for stalls under, further inset utility sink, radiator x2, glazed door to side aspect

Dining Room



4.02m x 4.17m (13' 2" x 13' 8") Window to rear aspect, radiator, opening to:

Study

2.77m x 2.65m (9' 1" x 8' 8") Window to rear aspect, radiator, wood effect flooring

Living Room



6.01m x 4.7m (19' 9" x 15' 5") Window and door to rear aspect (leading to rear garden), radiator x2, inset feature fire place with tiled hearth and mantle over

First Floor

Landing

Stairs to ground floor, loft access, inset airing cupboard, doors and access to:

Master Bedroom



5.27m x 3.72m (17' 3" x 12' 2") Window to front aspect, inset double wardrobe, radiator, door to:

En-Suite Shower Room (1)

2.88m x 2.37m (9' 5" x 7' 9") Chrome wall mounted towel rail, W.C., vanity wash hand basin, tiled walls, wet room walk in shower, window to front aspect

Property Details.

Bedroom Two



3.4m x 4.9m (11' 2" x 16' 1") Window to front aspect, radiator, inset double wardrobe, door to:

En-Suite Shower Room (2)

2.14m x 1.18m (7' 0" x 3' 10") Window to front aspect, chrome wall mounted towel rail, tiled floor, shower cubicle, pedestal wash hand basin

Bedroom Three

3.98m x 4.09m (13' 1" x 13' 5") Window to rear aspect, radiator, built in double wardrobes

Bedroom Four

3.64m x 4.09m (11' 11" x 13' 5") Window to rear aspect, radiator, built in wardrobe

Bedroom Five

2.72m x 2.61m (8' 11" x 8' 7") Window to rear aspect, radiator

Family Bathroom



3.24m x 2.46m (10' 8" x 8' 1") Window to rear aspect, W.C, chrome wall mounted towel rail, inset tiled surround bath, wall mounted wash hand basin, walk in wet room style shower

Outside, Garden, Garage & Parking



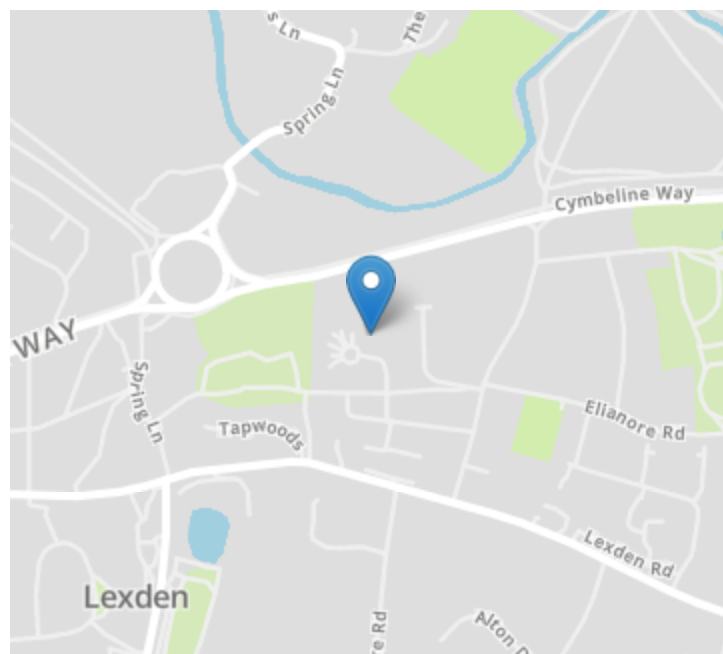
Outside, an exceptional rear garden is on offer. The garden is staggered over split levels, commencing with a large, raised patio that offers itself as the ideal place for al-fresco dining and outdoor seating furniture. Step down and you will immediately notice a large inset swimming pool, pool house and pool control centre (requires maintenance). To the rear a large section is surrounded by woodland.

To the front, a generously proportioned driveway offers a wealth of off-road parking and there is the added luxury and benefit of a double garage. Further parking is easily accessible on road for both residents and visitors alike.

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.