



- Built By Highly Reputable 'Lexden Restorations'
- Traditional Design
- Spacious And Stylish Accommodation Throughout
- 31ft Open Plan Living Area With Bi-Folding Doors
- Two Double Bedrooms Offering Luxury En-Suites
- Downstairs Cloakroom
- Underfloor Heating Throughout
- Eco Friendly Home
- Two Parking Spaces

Call to view 01206 576999



10 Crimea Walk, Colchester, Essex. CO2 7GF.

An outstanding two bedroom end terraced property forming part of this exceptional development, designed and built by reputable local builders Lexden Restorations to a fabulous standard. Built to a traditional design and with superb attention to detail with beautifully detailed brickwork, this stunning home boasts an array of stylish and surprisingly spacious accommodation throughout and simply must be viewed in order to be fully appreciated. Highlights include a magnificent 31' open plan living/dining/kitchen space with bi-folding doors to the rear, a cloakroom, two double bedrooms and two luxury bathrooms. Outside, the property enjoys an attractive wall-enclosed garden and two parking spaces at the rear. Viewing highly recommended.



Property Details.

Ground Floor

Entrance Hall

Solid oak flooring, underfloor heating, staircase to first floor, door to:

Open Plan Living/Dining/Kitchen Space

31' x 15' 3" max (9.45m x 4.65m)

Kitchen Area



Solid oak flooring, underfloor heating, range of contemporary fitted base and eye level units with working surfaces to side and up-stands, built in electric stainless steel oven and gas hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, pantry/storage cupboard, inset sink unit, inset LED spotlights, double glazed sash window to front, open to:

Living/Dining Space



Solid oak flooring, underfloor heating, wall to wall UPVC bi-folding doors to rear garden with glass skylight roof over.

First Floor

Landing

Doors to;

Bedroom One



15' 5" x 10' (4.70m x 3.05m) Underfloor heating, two double glazed sash windows to front, airing cupboard, door to:

Property Details.

En-Suite Bathroom



Tiled flooring, chrome heated towel rail, low level WC, pedestal hand wash basin, panel bath with integrated shower over, inset LED spotlights, extractor fan.

Bedroom Two



12' x 9' (3.66m x 2.74m) Underfloor heating, double glazed sash window to rear, access to large loft space with Velux skylight, door to:

En-Suite Shower Room



Tiled flooring, fully tiled walls, chrome heated towel rail, low level WC, pedestal hand wash basin, walk in double shower cubicle with integrated shower over, inset LED spotlights, extractor fan.

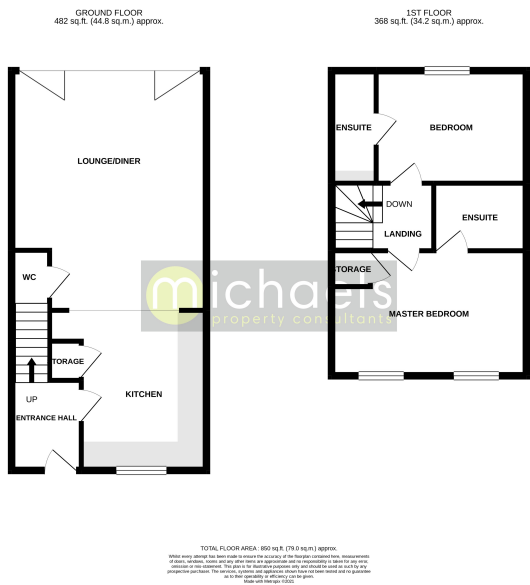
Rear Garden



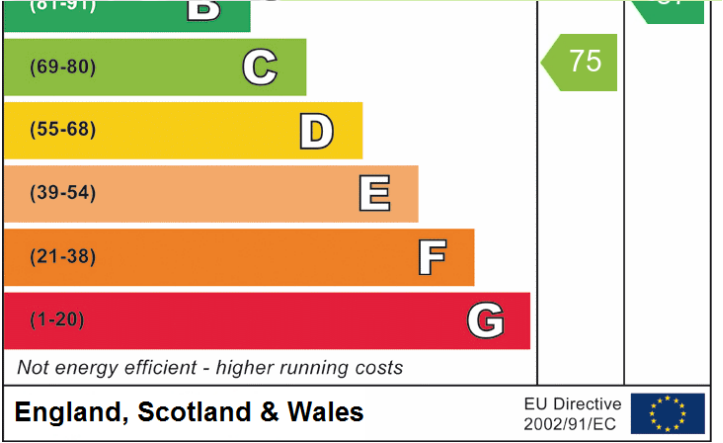
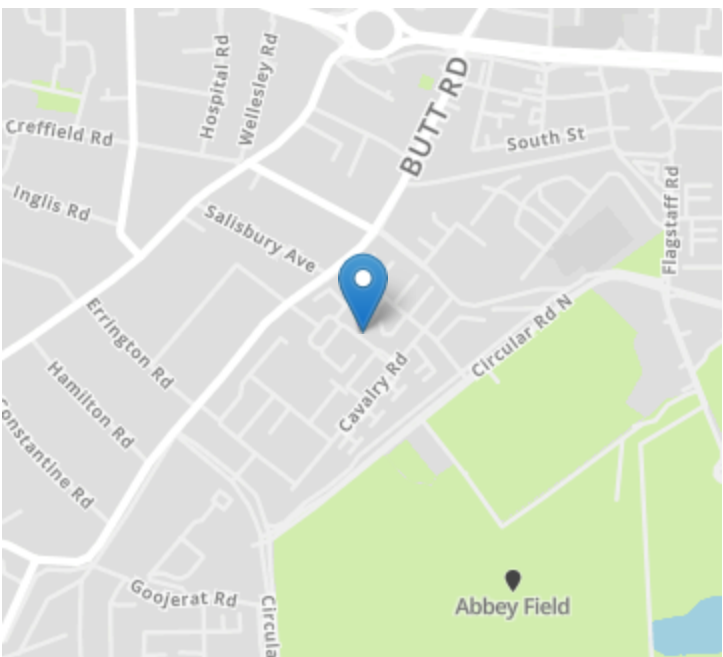
To the rear of the property there is an attractive garden featuring an inset decking area, the remainder is predominately laid to lawn with a gate providing secure rear access, directly from which two allocated parking spaces can be found.

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.