



- Beautiful Victorian 'Bay Fronted' Semi-Detached Home
- Three Bedrooms With En-Suite To Master Bedroom
- Open Plan Lounge/Diner With Stunning Period Features
- Modern Kitchen With High Quality Units And Marble Worktops
- Family Bathroom And Downstairs Cloakroom
- Rarity Of A Driveway Providing Off Road Parking For Several Cars

23 Sussex Road, Colchester, Essex. CO3 3QH.

A fine example of a tastefully refurbished three bedroom semi-detached 'Bay Fronted' Victorian home offered to the market in pristine condition featuring stunning original features and contemporary fittings throughout. Located just off the highly prestigious Lexden Road, within walking distance of the Town Centre with its vast array shops and popular restaurants, Colchester North & Town Station with links to London Liverpool Street and the area's exceptional local schools. This charming period home sits in a pleasant position and has the rarity of off road parking for several cars.



Property Details.

Ground Floor

Reception Hall

With mosaic tiled floor, door to;

Lounge



11' 10" x 10' 6" (3.61m x 3.20m) With feature bay window to front, ornate ceiling roses, picture rail, stripped wood floor, column radiator, open to;

Dining Area



11' 10" x 11' 4" (3.61m x 3.45m) With double glazed window to side, open to staircase rising to first floor, stripped wood floor, double doors to;

Kitchen



14' 10" x 13' 5" (4.52m x 4.09m) With two double glazed windows to side, French doors to rear garden, a contemporary kitchen featuring a range of matching eye level and base units with drawers and marble worktops over, butler sink with mixer tap, integrated fridge/freezer, dishwasher, freestanding gas fired range style cooker with electric oven, extractor, part tiling to walls, door to;

Utility Room

With work surfaces with cupboards and drawers under, plumbing for washing machine, wall mounted Vaillant gas fired boiler, double glazed window to side, door to:

WC

With low level flush W.C. pedestal wash hand basin, chrome heated towel rail, double glazed window to rear.

First Floor

Landing

With airing cupboard, radiator, door to:

Property Details.

Bedroom One



12' 0" x 8' 0" (3.66m x 2.44m) With two double glazed windows to front, radiator, picture rail, door to:

Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m) With double glazed window to rear, radiator.

Family Bathroom



With Three piece suite with claw foot roll edged bath with mixer tap, wash hand basin, low level flush W.C. chrome heated towel rail, radiator, double glazed window to rear, tiling, extractor fan.

En-Suite



With low level flush W.C., wash hand basin, tiled shower cubicle with drench shower head, extractor fan, chrome heated towel rail.

Outside

Gardens & Parking



Outside, the current owners have landscaped the rear garden and it now offers a beautiful area for entertaining whilst being low maintenance. To the front as previously mentioned the property comes with a large shingle driveway which provides off road parking for several cars.

Bedroom Two



12' 0" x 8' 5" (3.66m x 2.57m) With double glazed window to side, Velux window, radiator.

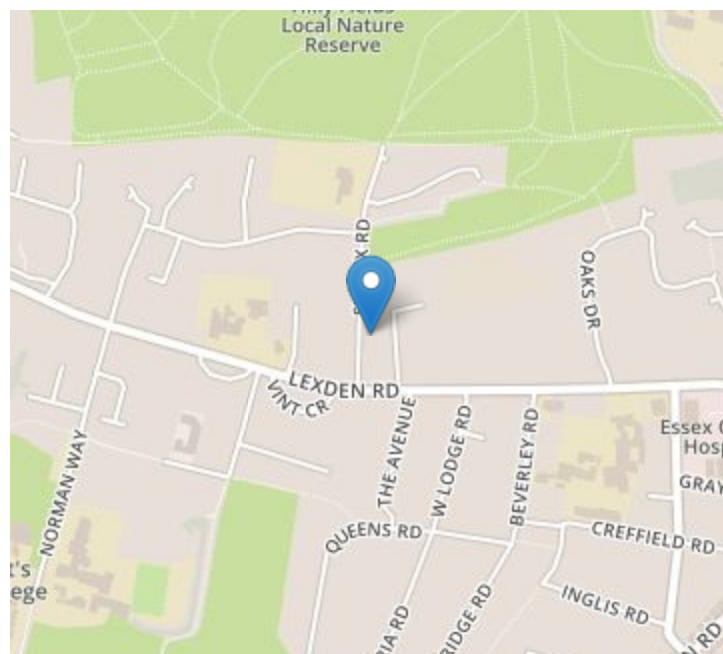
Property Details.

Floorplans

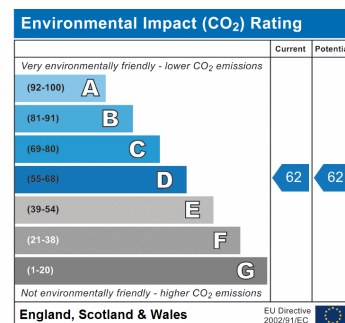
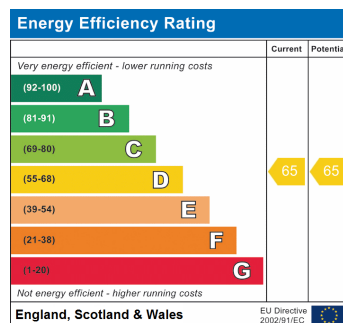


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



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