



- An Imposing Four Bedroom Detached Family Home
- Close To Some Of The Country's Finest Schooling
- Double-Bay Fronted
- Vast Accommodation Evenly Distributed Across Two Floors
- Downstairs W.C & Shower Room
- Impressive Living/Dining Room
- Excellent Kitchen/Breakfast Room
- Four Well-Proportioned Bedrooms
- First Floor Family Bathroom Suite & Shower Room
- Generous Garden & Complete With Off Road Parking

## 25 Elianore Road, Lexden, Colchester, Essex. CO3 3RX.

An imposing four bedroom detached, double bay-fronted residence, positioned in the ever-popular Lexden district of Colchester's vibrant and historic city centre. Offering an abundance of both reception and bedroom space throughout, this home is ideal for the modern-day expanding family. A stone's throw from some of the country's most desirable private and comprehensive education, walking distance to the Colchester's Royal Grammar School and situated on an elevated position, it also offers panoramic views over Colchester city.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front aspect, wood effect LVT flooring, stairs rising to first floor, inset large under stairs storage cupboard, access to:

### Ground Floor Shower Room & W.C

UPVC window to front aspect, low level W.C, wash hand basin, shower cubicle with tiled wall finish, wall mounted chrome heated towel rail, further tiled wall finishes

### Reception/Dining Area



Dining Area - 13' 3" x 11' 0" (4.04m x 3.35m) UPVC window to front aspect, feature fireplace, radiator, exposed treated floorboards.

Reception Room 16' 4" x 11' 0" (4.98m x 3.35m) UPVC french doors providing access to impressive rear garden, variety of communication points, radiator, exposed treated floorboards

## Kitchen/Breakfast Room



19' 5" x 10' 0" (5.92m x 3.05m) UPVC windows to rear aspect, UPVC french doors providing access to rear garden, a range of modern fitted base and eye level units with stone work surfaces over, inset sink, drainer and taps over, space for appliances ranging from; washing machine, range cooker with extractor fan over, dishwasher, large storage cupboard, breakfast bar with space under for stalls, space for free standing fridge/freezer, wood effect LVT flooring, radiator

### Study

UPVC window to front aspect, study

## First Floor

### First Floor Landing

Stairs to ground floor, radiator, loft access above, skylight, doors to:

### Master Bedroom



16' 5" x 11' 0" (5.00m x 3.35m) UPVC window to front aspect, radiator

# Property Details.

## Bedroom Two



13' 4" x 11' 0" (4.06m x 3.35m) UPVC window to rear aspect, radiator, built in wardrobe

## Bedroom Three



16' 0" x 8' 10" (4.88m x 2.69m) UPVC window to front aspect, radiator

## Bedroom Four

10' 0" x 9' 3" (3.05m x 2.82m) UPVC window to rear aspect, radiator

## Shower Room



UPVC window to rear aspect, low level WC, wash hand basin, double walk-in shower, wall mounted chrome heated towel rail

## Family Bathroom

UPVC window to rear aspect, low level WC, wash hand basin, panel bath with mixer taps over, inset airing cupboard, wall mounted chrome heated towel rail

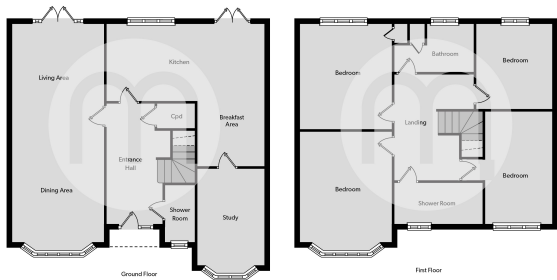
## Outside, Garden & Parking



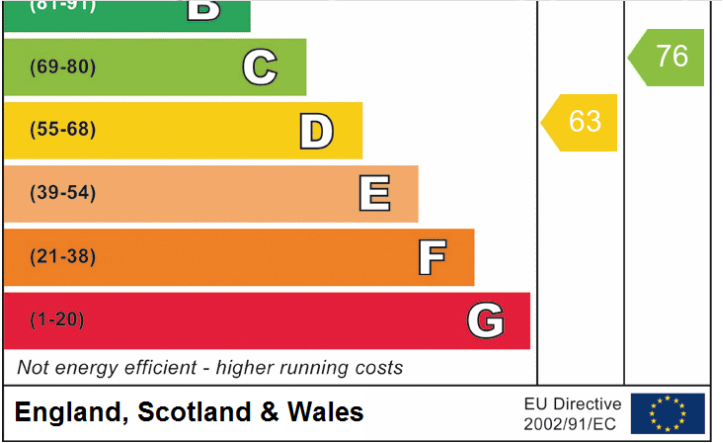
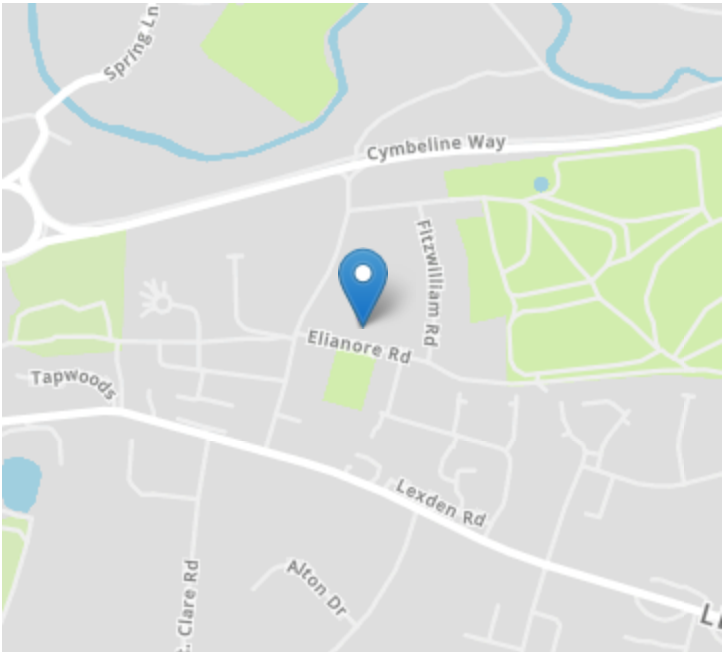
Outside, this home boasts an excellent split-level garden. Commencing with a large raised patio, ideal for outdoor seating and dining furniture. The remainder of the garden is predominately laid to lawn and boundaries are formed by panel fencing, as well as an array of well-manicured shrubs, trees and hedges - offering maximum privacy. Off road parking is offered on a private block paved driveway, suitable for multiple vehicles and both residents and visitors alike.

# 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.