



- Executive Four Bedroom Detached Residence
- In The Heart Of The Ever Popular 'Lexden District' Of Colchester's Historic Town Centre
- Within Easy Access Of Some Of The Countries Finest Comprehensive & Private Education
- Off Road Parking & Benefiting From A Garage
- Generous Garden Backing On To Croquet Field
- Extended & Improved Throughout
- Reception Room With Inset Log Burner
- High Specification Kitchen With Centre Island
- Added Benefit Of a Conservatory & Ground Floor Study
- Four Well Proportioned Bedrooms

31 Sanders Drive, Lexden, Colchester, Essex. CO3 3SG.

Guide Price £750,000 - £775,000 An excellent example of a four bedroom detached Lexden residence, positioned within easy access of some of the countries finest primary and secondary education and moments from Colchester's vibrant & historic town centre. Simply needing to be viewed to be appreciated, this property has been redesigned and reconfigured with the expanding modern day family in mind and offers a wealth of both bedroom and living space throughout, evenly distributed across two floors of spacious accommodation.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Entrance door into hallway, wall mounted radiator, under stairs storage, inset spotlights, access to W.C, stairs to first floor

Downstairs Cloakroom

W.C, vanity wash hand basin unit, radiator, UPVC window to side aspect

Reception Room



15' 1" x 13' 4" (4.60m x 4.06m) UPVC window to front aspect, feature cast iron log burner, radiator, television/telephone point, access to:

Kitchen/Diner



21' 0" x 13' 9" (6.40m x 4.19m) Open plan kitchen-diner comprising of UPVC windows to rear aspect, sliding doors to conservatory, a full range of modern fitted base and eye level units with work surfaces over, feature centre island with breakfast bar and space for stalls under, a range of storage cupboards and drawers, inset electric oven and grill, extractor hood, inset microwave oven, inset five ring gas hob, wall mounted radiator, inset sink and mixer tap over, granite worksurfaces, inset spotlights

Conservatory

14' 2" x 10' 3" (4.32m x 3.12m) Wall mounted radiator, UPVC doors providing access to rear garden

Office/Study

12' 4" x 11' 8" (3.76m x 3.56m) Bi-folding doors to rear garden, radiator, air conditioning unit, inset spotlights

Utility Area

A range of fitted storage units and drawers, radiator, UPVC window to rear aspect

First Floor

First Floor Landing

Stairs to ground floor, loft hatch, airing cupboard, radiator, inset spotlights, access to:

Master Bedroom



14' 7" x 12' 3" (4.45m x 3.73m) UPVC window to rear aspect, radiator, inset wardrobe, door to:

Property Details.

En-Suite Shower Room



Shower cubicle, lower level W.C, tiled flooring and walls, vanity basin, chrome wall mounted heated towel rail, inset spotlights, UPVC window to rear aspect

Bedroom Two



15' 8" x 11' 9" (4.78m x 3.58m) UPVC window to front aspect, radiator, inset spotlights

Bedroom Three



11' 9" x 10' 9" (3.58m x 3.28m) UPVC window to rear aspect, radiator, inset storage cupboard, built in wardrobes and doors

Bedroom Four

9' 4" x 8' 9" (2.84m x 2.67m) UPVC window to front aspect, inset spotlights, inset storage cupboard

Family Bathroom



W.C, vanity wash basin unit, bath with shower over, obscured window to rear aspect, tiled walls and floor, wall mounted chrome heated towel rail

Outside, Garden, Parking & Garage



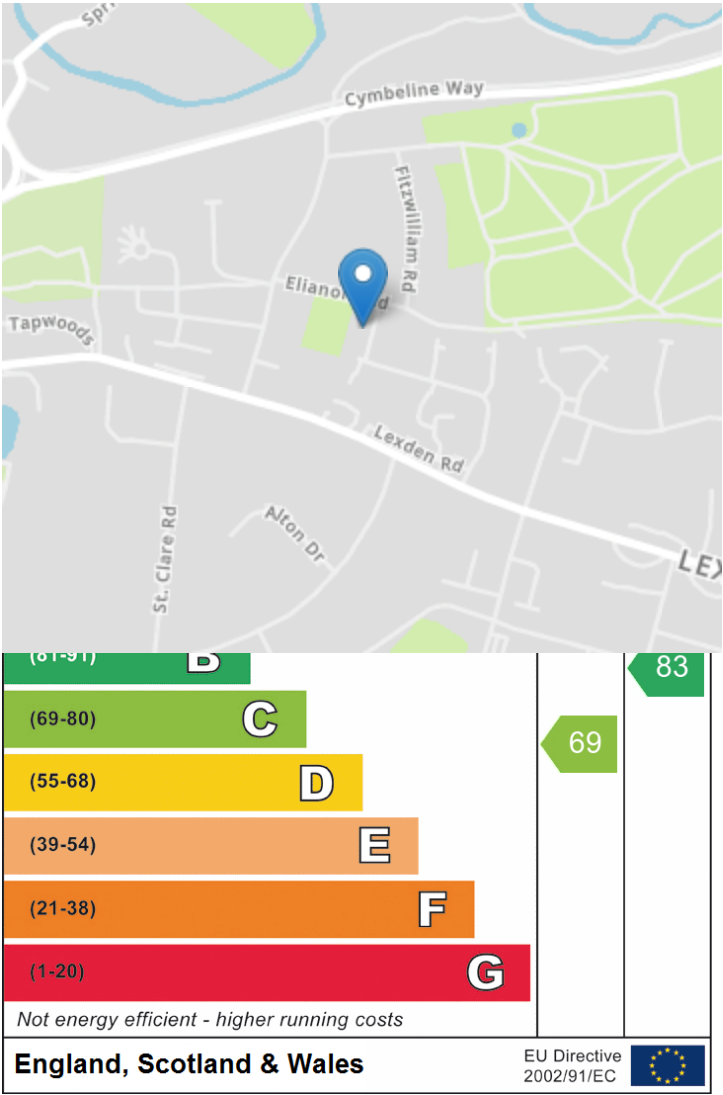
This exceptional home boasts incredible frontage, offering off road parking on a block-paved private driveway for multiple vehicles. The front garden has a section laid to lawn with shrub boundaries and small tree. There is the added benefit of a garage, ideal for additional storage. A glazed UPVC door provides middle access to the rear garden, as well as a secure gate to the side providing side access.

This property benefits from an exceptional enclosed private garden, featuring a patio area, ideal for outdoor seating and dining furniture. The remainder of the garden is predominately laid to lawn and benefits from an array of mature shrubs, plants and hedges throughout. Panel fencing forms the boundaries and this home has the pleasant and peaceful surroundings, backing on to a croquet playing field.

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.