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- An Elegant & Most Charming, Mock Georgian Three Bedroom Town House
- Close To An Array Of Excellent Amenities, Choice Of Schooling & Transport Links
- Versatile Accommodation Distributed Across Three Floors
- Upgraded With Envious High Specification Finishes Throughout
- Ground Floor Cloakroom & Second Floor Luxury Family Bathroom Suite
- Fitted Kitchen With Silestone Quartz Worksurfaces & Smeg Integrated Appliances
- Three Large Double Bedrooms
- Picturesque & Unrestricted Views Of Lexden Park Communal Gardens
- Allocated Parking, Further Visitors Parking & Garage En-Bloc

## 2 Gilberd House, Lexden Park, Lexden, Colchester, Essex. CO3 3UF.

An elegant and most charming example of a mock Georgian three bedroom town house, commanding the most beautiful of positions within the ever popular Lexden Park development. Originally constructed by reputable local builders Vaughn & Blythe to the highest of standards, its owner has gone further and enhanced the property with enviable modern high specifications, whilst maintaining its charming character and offers this home to the open market in first class order. A private and secure residential neighbourhood, surrounded by exclusive residents only, picturesque and well manicured communal gardens, it proves to be a real turn-key home and one that is certainly set not to be missed.



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# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, engineered wood flooring, wall mounted lights, radiator, under stairs storage cupboard, stairs with central carpet runner, access to:

### Dining Room/Reception Two



9' 6" x 9' 6" (2.90m x 2.90m) Timber double glazed sash window to front aspect, radiator

### Ground Floor Cloakroom

Geberit W.C, wall mounted wash hand basin, granite tiled floor, radiator, W.C, sensor light, Xpelair extractor fan

### Kitchen-Diner



12' 9" x 11' 9" (3.89m x 3.58m) A high specification kitchen-diner comprising of; tiled floor, radiator, timber double glazed sash window to rear aspect, door to rear aspect (providing access to private terrace), a range of modern high gloss base and eye level units with silestone quartz worksurfaces over, inset sink, 1/2 sink and drainer with mixer tap over, under counter spotlights, inset four ring Smeg gas hob with extractor fan over, inset Smeg fan assisted oven and grill, microwave oven, fridge/freezer, dishwasher and washing machine, kickboard lighting, continued sideboard with matching units and worksurfaces

## First Floor

### First Floor Landing

Stairs to ground and second floor with central carpet runner, radiator, access & doors to:

### Bedroom Three



13' 9" x 9' 6" (4.19m x 2.90m) Timber double glazed sash windows to front aspect, radiator

### First Floor Living/Reception Room



16' 4" x 12' 1" (4.98m x 3.68m) Timber double glazed sash windows to rear aspect, radiator, dado rail, communication points, wall mounted lights (subject to negotiation)

## Second Floor

### Second Floor Landing

Stairs to first floor, loft access, radiator, access to:

# Property Details.

## Bedroom Two



13' 9" x 9' 6" (4.19m x 2.90m) Timber double glazed sash windows to front aspect, engineered wood flooring, built in wall-to-wall wardrobes with retractable doors, radiator, inset spotlights

## Master Bedroom



12' 1" x 9' 6" (3.68m x 2.90m) Timber double glazed sash windows to rear aspect, radiator, dado rail

## Second Floor Family Bathroom Suite



8' 6" x 5' 2" (2.59m x 1.57m) Granite tiled floor, 1/2 tiled walls, wall mounted towel rail, Gerberit W.C, digital Aqualisa shower over panel bath with screen, wall mounted wash hand basin, inset wall mirror vanity cupboard, inset spotlights, extractor fan

## Outside, Garage, Parking & Location



Outside and accompanying the communal grounds of Lexden Park, this home benefits from a private terrace enclosed by handsome cast iron railings, added luxury of a garage en-bloc and allocated off road parking (with further visitors parking available).

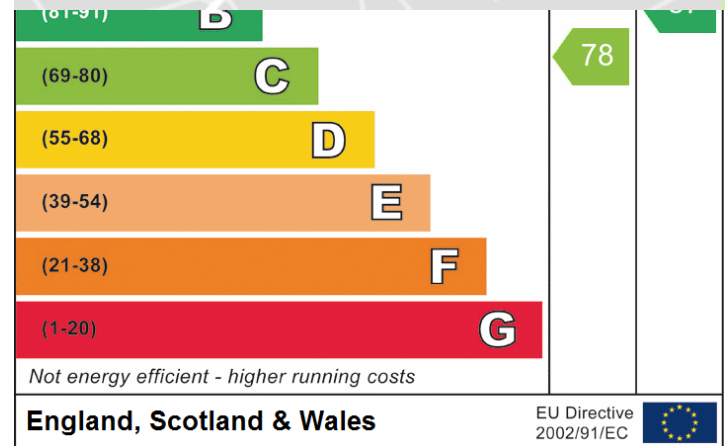
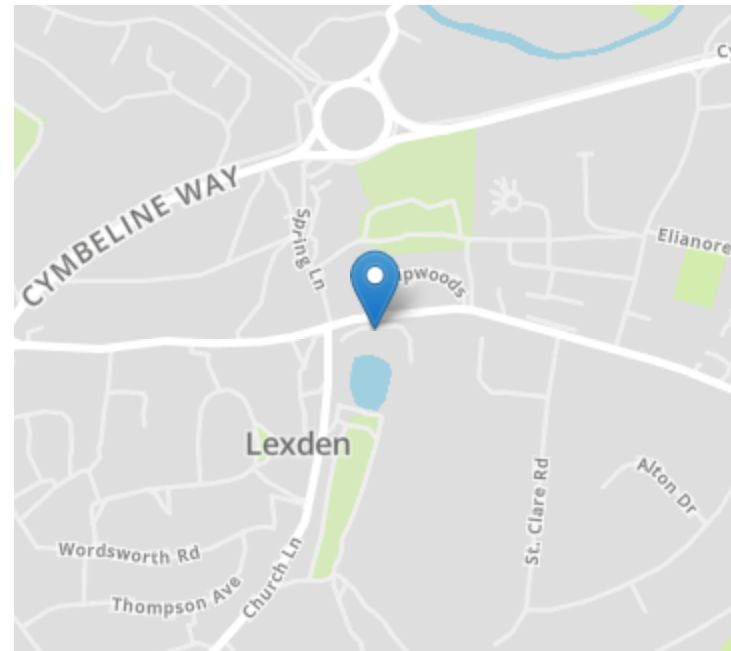
Lexden Park is a picturesque and charming residential area located along Lexden Road, a serene and leafy street in a suburban neighbourhood. Situated in a well-established part of town, Lexden Park is renowned for its tranquil ambiance, well-maintained green spaces, an array of visible wildlife and striking architecture, all surrounding a beautiful central lake. Despite its calm and serene atmosphere, Lexden Park is conveniently close to essential amenities and facilities. Within a short distance, residents can find shops, restaurants, and other local businesses, offering a sense of community and convenience.

# 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.