



- An Executive Detached Three/Four Bedroom Bungalow
- Lexden Location & Set Within A Peaceful Cul-De-Sac Position
- 1630 SQFT
- Warm & Inviting Entrance Hall
- Recently Installed Shaker Style Kitchen/Dining/Family Room With Integrated Appliances
- Three Excellent Double Bedrooms
- Versatile Reception Room/Optional Master Bedroom With Patio Doors
- Corner Plot Position With Impressive Rear Garden & Off Road Parking
- Added Luxury Of A Utility Room
- Integral Garage

## 17 Cherrywood Drive, Lexden, Colchester, Essex. CO3 4LU.

Cherrywood Drive, Colchester, CO3 Located on a generous corner plot in West Colchester, this three/four-bedroom detached bungalow has been upgraded and maintained to a high standard, offering well-presented and flexible accommodation throughout. The property opens into a welcoming entrance hall leading to a bright and spacious sitting room with dual-aspect windows, a feature fireplace, and patio doors to the garden. The kitchen/diner serves as a central space within the home, featuring shaker-style units, tiled flooring, integrated appliances, and direct garden access via further patio doors. There are three well-proportioned double bedrooms, along with a modern shower room and a separate family bathroom. An additional room offers potential as a master bedroom or second reception room, benefiting from a vaulted ceiling and access to the rear garden.



Call to view 01206 576999





# Property Details.

## Ground Floor

Entrance Porch

Entrance Hall

Sitting Room



20' 6" x 10' 11" (6.25m x 3.33m)

Utility Room

11' 11" x 6' 6" (3.63m x 1.98m)

## Kitchen/Dining Room



11' 1" x 18' 5" (3.38m x 5.61m)

Bathroom



6' 0" x 7' 0" (1.83m x 2.13m)

# Property Details.

## Shower Room



6' 7" x 5' 3" (2.01m x 1.60m)

## Bedroom Two



10' 10" x 11' 8" (3.30m x 3.56m)

## Reception Room Two/Optional Master Bedroom



13' 7" x 13' 6" (4.14m x 4.11m)

## Bedroom Three



10' 10" x 8' 8" (3.30m x 2.64m)

## Bedroom One



11' 11" x 10' 2" (3.63m x 3.10m)

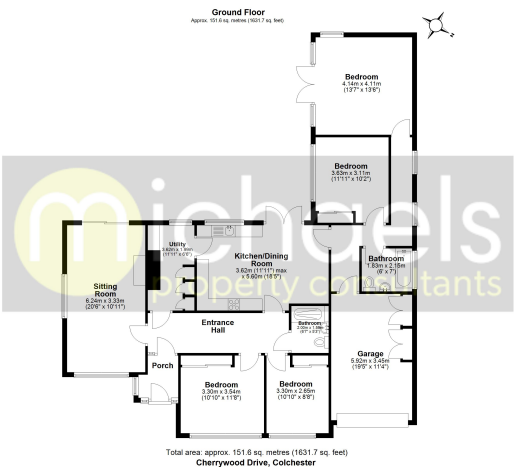
## Outside

### Integral Garage

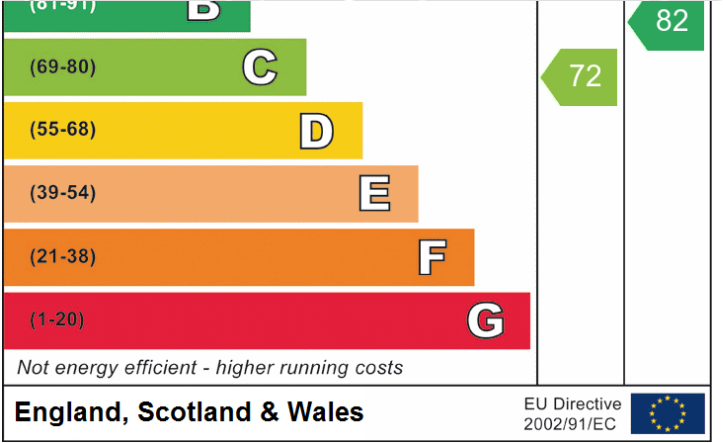
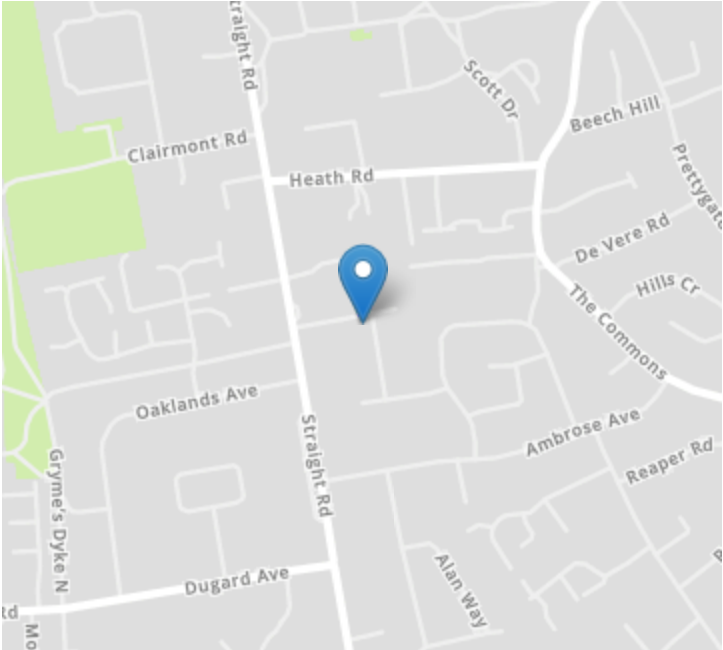
19' 5" x 11' 4" (5.92m x 3.45m)

# 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.