



2 Timbers, St Clare Road, Lexden, Colchester, Essex. CO3 3SZ.

Michaels are honoured to bring to the market 'Timbers' - A truly magnificent four double bedroom detached residence occupying a stunning 0.45 acre plot, situated in what is arguably Colchester's most desirable road. This grand home is approached by an impressive driveway with an array of elegant, contemporary and beautifully presented accommodation spread over two floors, boasting over 3000 square foot and being situated within walking distance of some of the finest schools in the country, makes the perfect home for a family to move into and settle.

- One Of Colchester's Most Prestigious Roads
- Magnificent Detached Residence
- Fully Refurbished And Extended To A High Standard
- Over 3000sqft
- Three Fabulous Reception Rooms With Bi-Folding Doors To Rear Garden
- Contemporary Kitchen/Breakfast Room With NEFF appliances
- Four Double Bedrooms And Three Luxury En-Suites And A Stunning Four Piece Bathroom Suite



On the first floor, there are four double bedrooms with three of the rooms featuring luxurious en-suite shower rooms all with ROCA sanitaryware. The landing is spacious and could be utilised as a further study area. The principal bedroom is positioned to the rear of the home and features two separate terraces access via French doors. Furthermore, there is a stunning four piece family bathroom suite which offers a large walk in shower and a free standing bath.

Outside as previously mentioned the property sits proudly in a beautiful, mature plot measuring 0.45 acres approx (STS). To the front of the property there is a striking driveway providing ample off road parking and access to the garage. The stunning rear garden offers a large patio area with a hot tub (to remain) and the wraps around both sides of the property and has gated side access.

Full inspections are simply essential to appreciate everything this fine home has to offer.

Property Details.

Ground Floor

Entrance Hall

23' 11" x 4' 3" (7.29m x 1.30m) With composite door to front, luxury Amtico flooring, radiator, double doors to living room, door to garage, open to;

Reception Hall

17' 4" x 14' 2" (5.28m x 4.32m) With double glazed window to front, stairs rising to first floor with storage under, LED spotlights.

WC

4' 10" x 5' 4" (1.47m x 1.63m) With double glazed window to front, luxury Amtico flooring, heated towel rail, close coupled WC, ROCA wash hand vanity basin, LED spotlights.

Living Room



16' 9" x 15' 0" (5.11m x 4.57m) With double glazed window to rear, Bi-folding doors to garden, TV point, radiator, LED spotlights.

Snug/Office

13' 2" x 11' 0" (4.01m x 3.35m) With double glazed window to rear, radiator, LED spotlights, sliding doors to;

Open Plan Lounge/Diner

Living Area



21' 1" x 13' 2" (6.43m x 4.01m) With double glazed window to side, radiator, TV point, LED spotlights, open to;

Dining Area



8' 8" x 21' 1" (2.64m x 6.43m) With two sets of Bi-folding doors to the rear garden, luxury Amtico flooring, skylight, LED spotlights, radiator.

Kitchen/Breakfast Room

