

83 Lexden Road, West Bergholt, Colchester, CO6 3BW



**Freehold**

Guide Price

**£525,000-£550,000**

Subject to contract

**Popular village of West  
Bergholt**

4 bedrooms  
3 reception rooms  
2 bathrooms



## Some details

### General information

Situated in the highly desirable village of West Bergholt is this spacious four-bedroom detached family home offering flexible living accommodation, four generous size bedrooms, ample off-road parking, and a garage.

The property is accessed via a UPVC double glazed entrance door which then leads you into a welcoming entrance hall, and gives access to all the ground floor accommodation, garage, and storage cupboard. Starting with the lounge, this spacious and well presented reception room is situated at the front of the property and boasts a gas feature fire place, two gas fired radiators, and two double glazed windows overlooking the driveway and front garden.

On the opposite side of the hallway is the dining room which has sliding double glazed patio doors out to the rear garden, a stair flight leading you up to the first floor landing, and a window. The kitchen/breakfast room offers a range of modern fitted base and eye level units, worksurfaces with cupboards and drawers under, built-in four ring gas hob with an extractor over, double oven, one and a half bowl sink unit inset to the worktops, tiled splashbacks, plumbing and undercounter space for a dish washer, space for a freestanding fridge-freezer, airing cupboard, and a double glazed window to the rear.

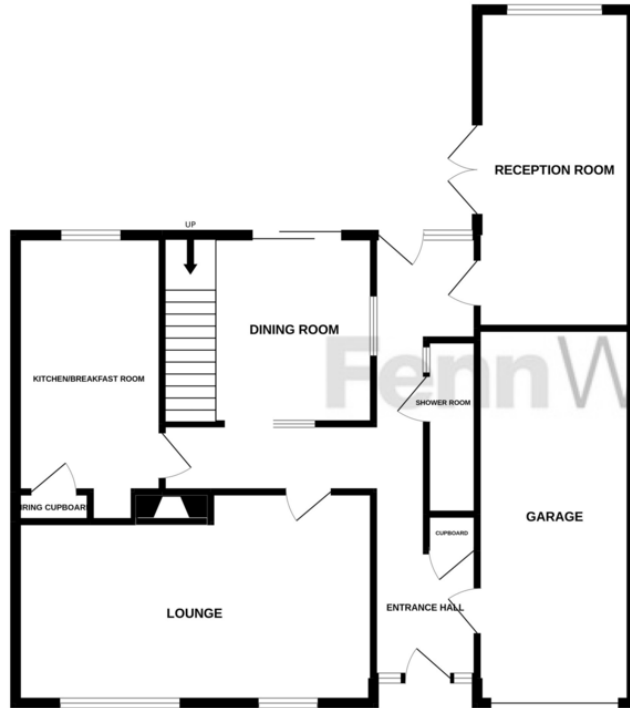
The property has been extended on the ground floor with the addition of a second reception room which could serve many different purposes, and also a shower room which comprises of a low level w/c, hand wash basin, tiled shower cubicle, and an extractor fan. The garage which measures (20'11" x 9' max) can be accessed via an internal personnel door and has power sockets, lighting, space and plumbing for appliances, and an electric roller door.

On the first floor, the landing allows access to all four generously sized bedrooms, the family bathroom, and the loft space. Bedroom one and bedroom three both benefit from a double built-in wardrobe, whilst bedrooms two and four both have a useful storage cupboard.

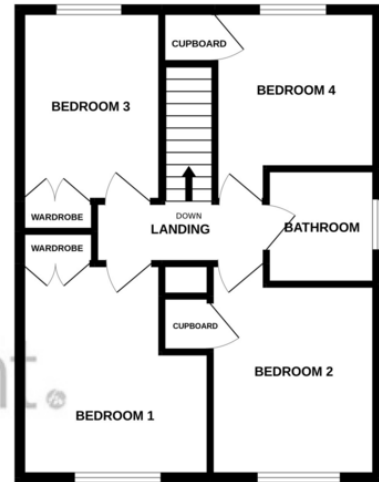


Situated in the highly desirable village of West Bergholt is this spacious four bedroom detached family home.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Finally, the family bathroom comprises of a panelled bath with a glass screen and shower over, low level w/c, hand wash basin, partly tiled walls, and a double-glazed obscured window to the side.

#### Entrance hall

#### Lounge

19' 11" x 11' 9 max" (6.07m x 3.58m)

#### Dining room

11' 9" x 10' 8" (3.58m x 3.25m)

#### Kitchen/breakfast room

7' 8" x 14' 9" (2.34m x 4.5m)

#### 2nd Reception room

17' 9" x 8' 7" (5.41m x 2.62m)

#### Shower room

9' 8" x 2' 5" (2.95m x 0.74m)

#### Landing

#### Bedroom one

11' 11" x 10' 7 max" (3.63m x 3.23m)

#### Bedroom two

11' 11 max" x 9' 1" (3.63m x 2.77m)

#### Bedroom three

10' 8" x 7' 11" (3.25m x 2.41m)

#### Bedroom four

8' 10" x 8' 7" (2.69m x 2.62m)

#### Bathroom

7' x 5' 7" (2.13m x 1.7m)



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Particulars for 83 Lexden Road, West Bergholt, Colchester, CO6 3BW

## Outside

The property has a well maintained rear garden with a patio area, mature boarding beds with an array of bushes, plants and shrubs, a shed which is set to remain, panelled fencing, and the remainder being laid to lawn.

The driveway offers ample off-road parking and allows access to the attached garage. The front garden is similar in size to the rear, and has an array of mature bushes, shrubs and trees, with the reminder being laid to lawn.

## Where?

West Bergholt is situated to the North of Colchester and offers shopping facilities for day-to-day needs, good primary schooling facilities, Doctors surgery, Pharmacy and Public House. Colchester town centre is a short distance away, offering a further varied range of shopping facilities and Colchester North Station is also accessible, offering services to London Liverpool Street and the coastal towns of Clacton, Frinton on Sea and Walton on the Naze. The A12 can also be accessed London bound towards the M25, A120 for the coast and A14 for the North.

## Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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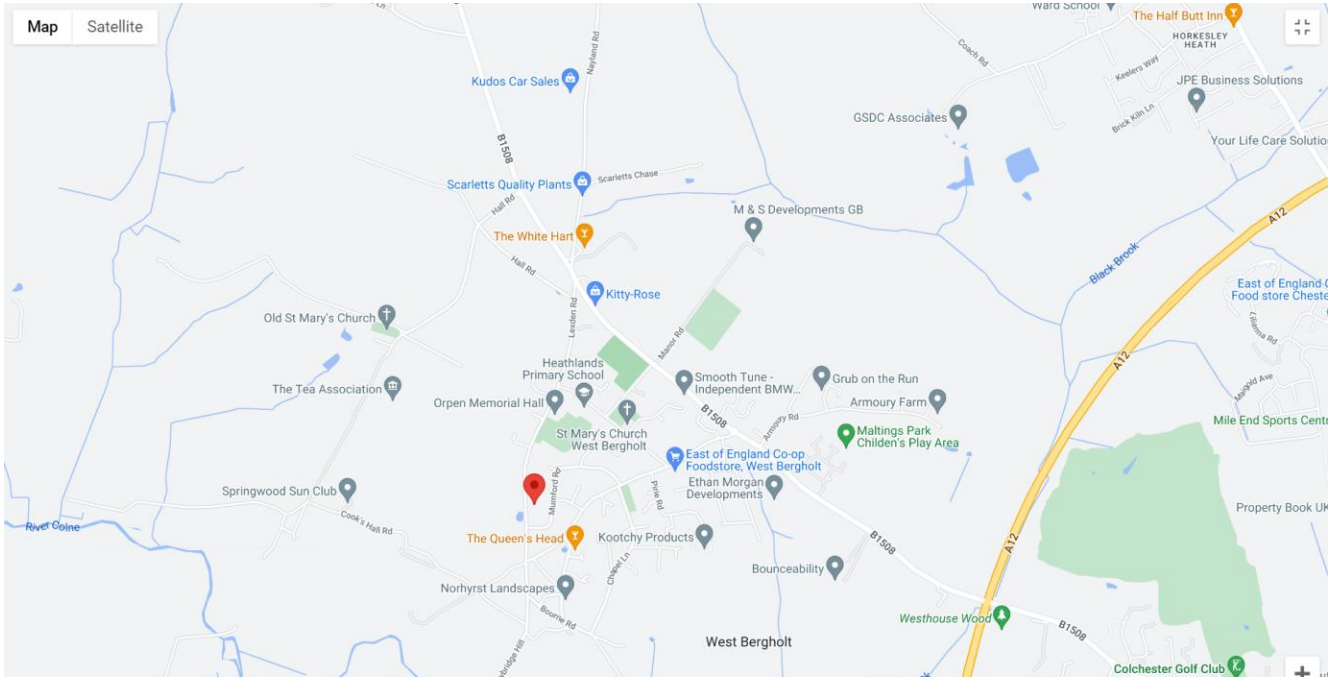
## Viewing

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## Directions

Proceed out of Colchester by way of the Bergholt Road, straight through the area known as Braiswick and over the bridge into the village of West Bergholt. Continue straight over the mini roundabout then turn left into Lexden Road and follow the road down where the property can be found on the left-hand side.

To find out more or book a viewing

**01206 763 388**

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