



Marlowe Way | Colchester | CO3 4JP

FINE & COUNTRY







STEP INSIDE

This stunning new build home in Lexden offers luxurious living at its finest. Boasting four spacious bedrooms, it exudes a bright and airy feel throughout. The lounge features a large window that floods the space with natural light, providing an inviting ambiance for all who enter.

The kitchen is every chef's dream with a sun lantern and bi-folding doors that lead out to the garden, creating a wonderful light-filled space. Designed by Nicholas Anthony, the kitchen is fully fitted with everything you need, including top-of-the-range appliances and plenty of storage space. The ground floor benefits from underfloor heating, ensuring a comfortable living environment all year round.

As for the bedrooms, there are two ensembles to the first two rooms, providing a touch of luxury and privacy for those staying in them. The contemporary design continues throughout the home, with a beautiful family bathroom featuring modern fixtures and fittings.

Energy efficiency is at the forefront of this property, as it features a heat air source pump and solar panels, meaning that energy costs are significantly reduced. A garage offers secure off-street parking and additional storage space.

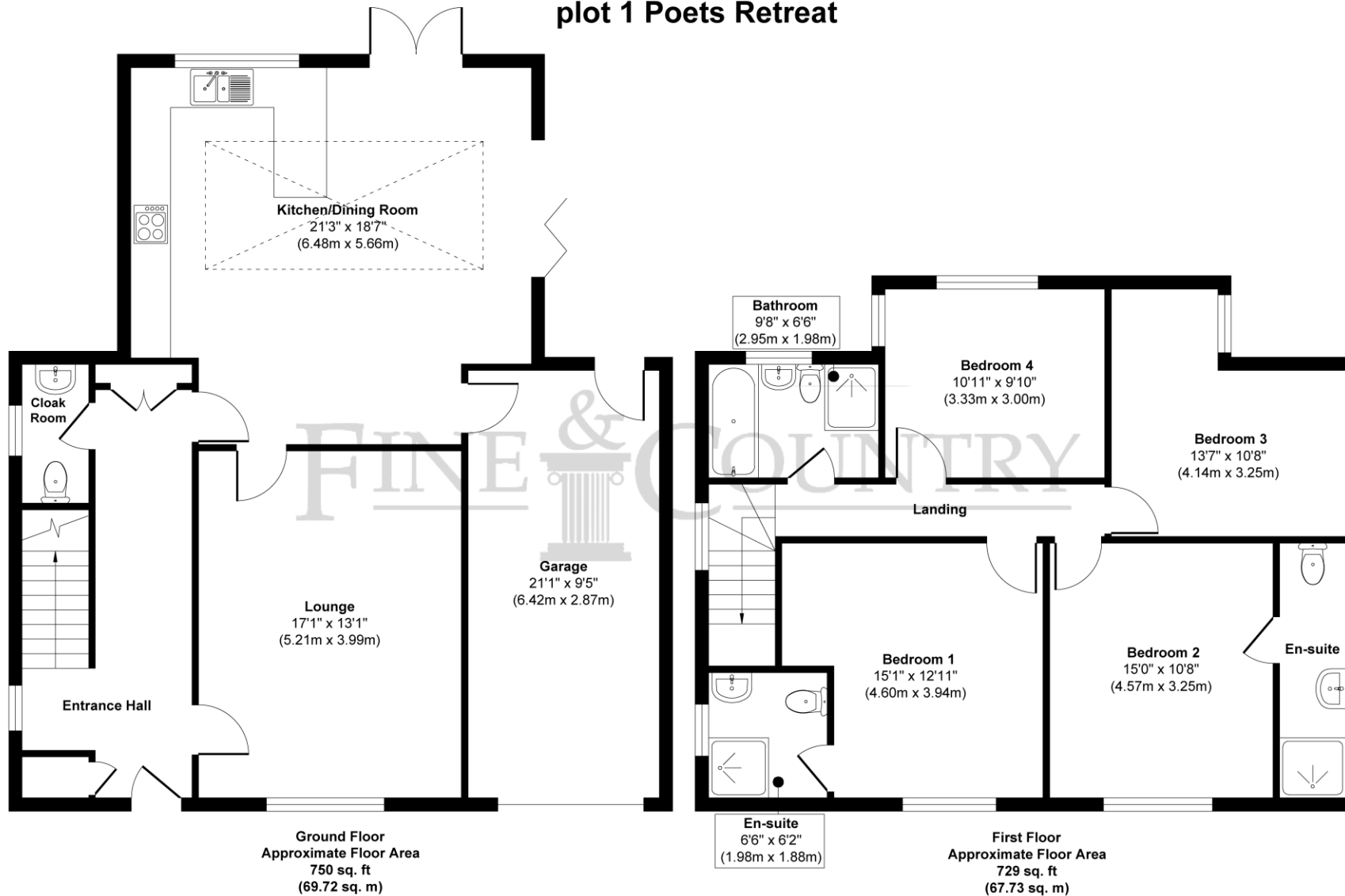
Ready to move in, this luxurious new build home is perfect for those seeking a relaxing, modern lifestyle in a prime location. Lexden is a sought-after area known for its scenic surroundings and excellent local amenities, making it the perfect place to call home.

Located towards the West side of Colchester, in the sought-after Lexden location. The property allows a short stroll into the city centre with great shopping facilities, restaurants, theatre, bars and entertainment venues.

Marlowe Way is within walking distance of outstanding schools, including Colchester County High School for girls, St Mary's School for girls and Colchester Royal Grammar School, which are well-recognised among some of the finest schools in the country.

Lexden Springs & Hilly Fields Nature Reserve are close by, comprising a wonderful 80-acre green with a variety of scenic walks, nature trails and various events being held throughout the year.

plot 1 Poets Retreat



Approx. Gross Internal Floor Area 1479 sq. ft / 137.45 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd.





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