



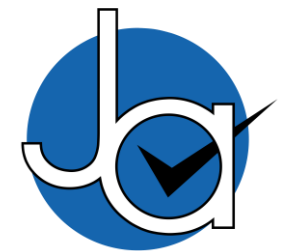
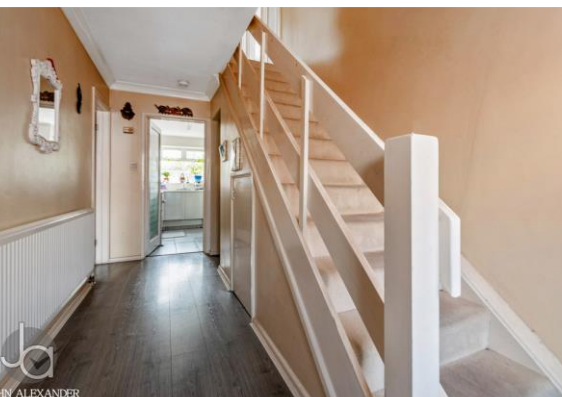
**4 bedroom
Detached
House located
in Colchester.**

**Guide Price
£500,000 - £550,000**



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Church Lane Colchester CO3 4AF



4/5



3



3



E



EPC

D



FULL DESCRIPTION

** GUIDE PRICE £500,000 to £550,000 **

Welcome to this versatile four/five bedroom detached family home, located in the desirable area of Lexden, Colchester. Known for its family-friendly atmosphere, Lexden offers popular amenities and highly regarded schools nearby. Viewing is highly recommended.

ENTRANCE HALL

Doors to:

LOUNGE

19' 9" x 11' 3" (6.02m x 3.43m)

Feature fireplace as well as double doors that open into the dining room.

DINING ROOM

11' 3" x 9' 9" (3.43m x 2.97m)

Patio doors leading to the garden

KITCHEN

15' 0" x 11' 8" (4.57m x 3.56m)

Modern base and eye level units with roll top work surfaces, integrated appliances and space for extra.

RECEPTION ROOM/BEDROOM

20' 8" x 7' 11" (6.3m x 2.41m)

SHOWER ROOM

5' 9" x 4' 8" (1.75m x 1.42m)

Shower room with shower cubicle, wash hand basin & WC.

MASTER BEDROOM

17' 0" x 11' 3" (5.18m x 3.43m)

Door to:

EN SUITE

SECOND BEDROOM

11' 10" x 11' 5" (3.61m x 3.48m)

THIRD BEDROOM

10' 5" x 7' 7" (3.18m x 2.31m)

FOURTH BEDROOM

10' 5" x 7' 11" (3.18m x 2.41m)

FAMILY BATHROOM

Modern three piece bathroom suite.

OUTSIDE

Driveway providing off road parking. To the rear, a fully enclosed garden is partly laid to patio, with lawn and decking. You will also find a summer house to the rear with power and lighting.

AGENTS NOTES

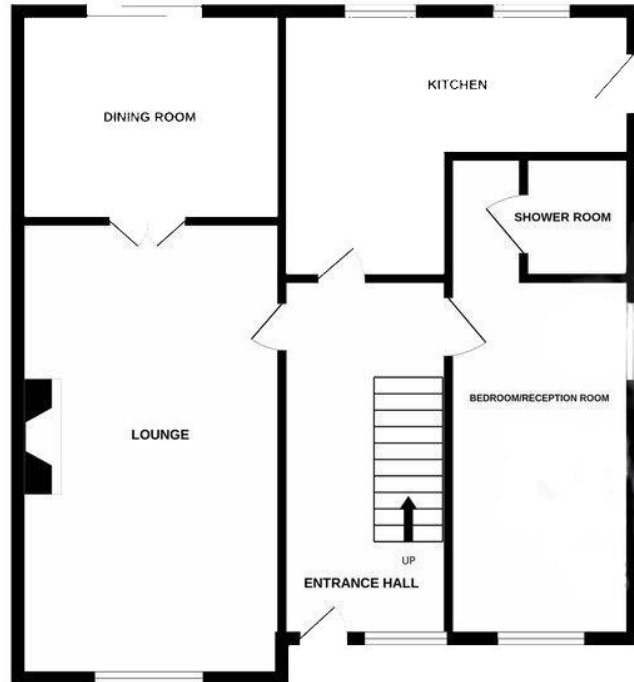
Council Tax Band - E

EPC Rating - D

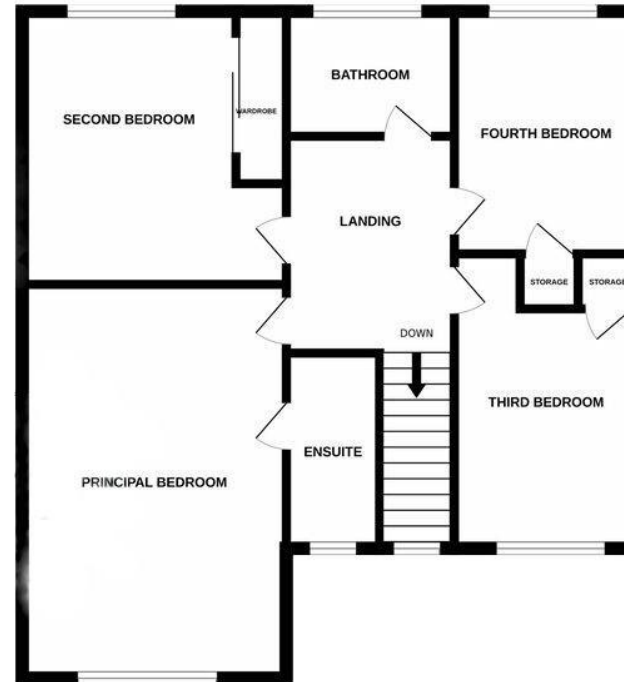


FLOORPLAN

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 misstatement. 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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