



3 bedroom Detached House located in Colchester.

Guide Price
£475,000 - £500,000

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JOHN ALEXANDER
ESTATE AGENTS

Constantine Road Colchester CO3 3DX

FULL DESCRIPTION

THE HOME

**** GUIDE PRICE £475,000 £500,000****

This exquisite three bedroom detached Edwardian home, perfectly situated in the sought-after area of Lexden showcases a seamless blend of timeless period features and bold contemporary design. Spread across two storeys, the living spaces are thoughtfully designed to enhance both style and comfort. The property also offers a spacious garden and the added convenience of off-street parking. The current owners have meticulously refurbished this residence, preserving its charming Victorian character while enhancing every aspect of the accommodation.

The property offers the potential for a single-storey extension, subject to obtaining planning permission.

The downstairs offers an open-plan layout that still maintains distinct separation between the living and dining areas. These rooms are rich in period charm, featuring a bay window and elegant decor, complemented by wood-style flooring and ornate radiators.

At the rear of the property, you'll find a spacious, modern kitchen with the same wood-style flooring, paired with crisp white cabinetry and sleek black countertops. This kitchen provides ample storage and opens directly into a garden room, currently utilized as a large utility space. However, this versatile room could easily serve as an additional reception area,

with double sliding doors that lead out to the garden.

On the first floor, you'll find three bright and spacious double bedrooms, each showcasing intricate period details such as sash windows. The principal bedroom, located at the front of the property, is especially generous in size and features two large sash windows that bathe the room in natural light. The floor also includes a well-appointed family bathroom.

OUTSIDE

The meticulously landscaped southwest-facing rear garden offers an ideal setting for summer entertaining. Lush flowerbeds, filled with a blend of herbaceous and perennial plants, line the borders alongside mature trees, creating a serene atmosphere. The garden, generously sized and bathed in sunlight throughout the day, with three well-kept garden sheds, making it both beautiful and functional.

LOCATION

This location is ideal, offering a peaceful setting while being just a short distance from Colchester's City Centre, where you'll find a wide range of amenities. Additionally, the mainline train station is nearby, providing direct links to London Liverpool Street in under an hour.



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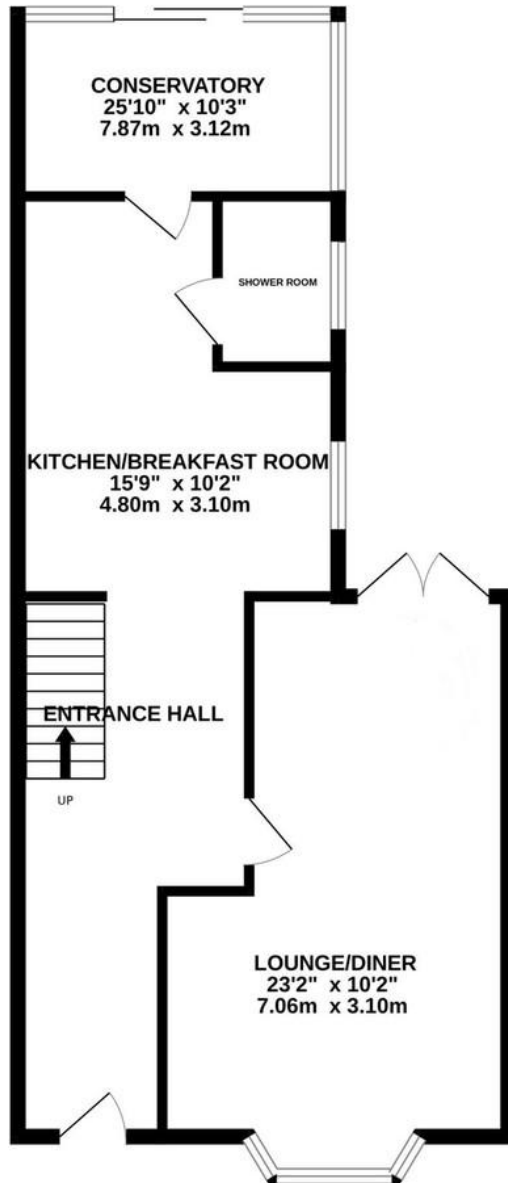
Lexden is celebrated for its picturesque tree-lined streets, exquisite period homes, and tranquil residential atmosphere. The area offers the perfect balance of serenity and convenience, being just a short distance from Colchester's vibrant city centre, where residents can enjoy a wide array of restaurants, bars, and shops.

The neighbourhood is also home to several outstanding schools, both primary and secondary, including Hamilton Primary School and both of Colchester's prestigious Grammar schools.

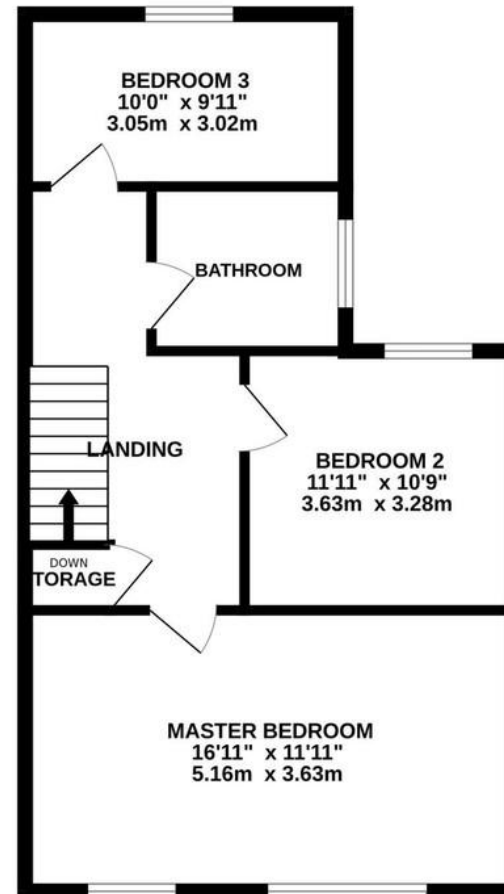


FLOORPLAN

GROUND FLOOR



1ST FLOOR



DIRECTIONS

CONTACT

99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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JOHN ALEXANDER
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