



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

**Guide Price
£550,000 - £600,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Lexden Road Colchester CO3 4BZ

FULL DESCRIPTION

THE HOME

John Alexander are very proud to present an extraordinary opportunity, this exquisite three-bedroom detached home is nestled down a private driveway off Lexden Road, showcasing a modern design enriched with remarkable features throughout.

The internal layout is meticulously crafted to prioritize comfort and practicality, while the exterior offers stylish aesthetics with minimal upkeep.

The kitchen and dining area have been expertly designed to maximize natural light, creating a warm and inviting atmosphere for living, entertaining, and unwinding. Equipped with three ovens (including one steam oven), an electric hob, integrated fridge and freezer, and a generously sized island that serves as a breakfast bar, this kitchen is a culinary dream. Adjacent to it is the cleverly designed utility area, which houses the washing machine, tumble dryer, and a separate cloakroom.

The bi-fold doors seamlessly connect the dining area to the garden, allowing for a fluid transition to the modern decking complete with its own dining suite. The garden boasts walled seating, a built-in BBQ, and a harmonious blend of textures comprising wooden decking, stone and brick walls, slabs, pebbles, and artificial grass.

The elegant lounge features an electric log burner and provides access to the study, as well as the staircase leading to the upper levels.

Upstairs, you will find three generously sized double bedrooms, including a principal bedroom with an en-suite and dressing room, complemented by a family bathroom-making this home a perfect fit for growing families or professionals in search of spacious living.

THE LOCATION

Situated in the desirable and affluent area of Lexden in Colchester, Lexden Road offers a perfect blend of tranquillity and convenience.

The property benefits from excellent transport links, with Colchester City Centre only a short drive away, providing easy access to a wider range of shopping, dining, and entertainment options. For commuters, there are frequent train services from Colchester Train Station to London Liverpool Street and the A12 is minutes away.

Families will appreciate the proximity to reputable schools and educational institutions, catering to all ages, while nearby parks and green spaces offer opportunities for outdoor activities and leisurely strolls.



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ENTRANCE HALL

LOUNGE

14' 11" x 14' 7" (4.55m x 4.44m)

KITCHEN/DINER

30' 6" x 16' 2" (9.3m x 4.93m)

WC

8' 2" x 3' 2" (2.49m x 0.97m)

STUDY

7' 8" x 7' 4" (2.34m x 2.24m)

MASTER BEDROOM

13' 3" x 9' 6" (4.04m x 2.9m)

DRESSING ROOM

5' 5" x 5' 3" (1.65m x 1.6m)

ENSUITE

8' 0" x 5' 8" (2.44m x 1.73m)

SECOND BEDROOM

13' 1" x 8' 2" (3.99m x 2.49m)

THIRD BEDROOM

11' 8" x 9' 1" (3.56m x 2.77m)

BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m)

REAR GARDEN



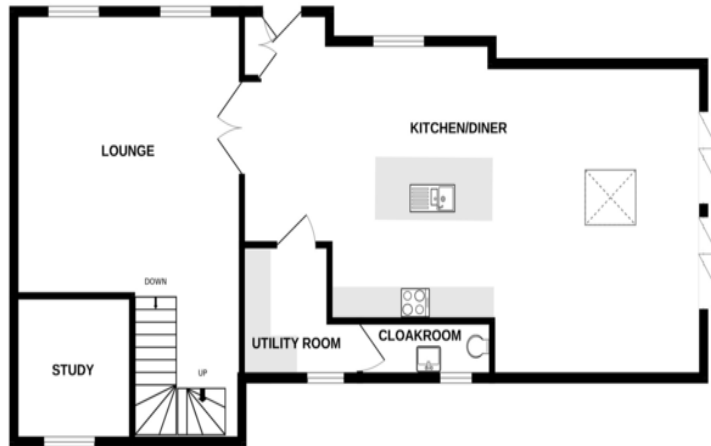


Lexden Road, Colchester, CO3 4BZ



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 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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CONTACT

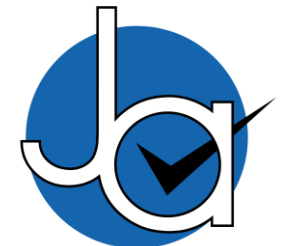
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