



42 Queens Road
Lexden | Colchester | CO3 3PB

FINE & COUNTRY

42 QUEENS ROAD

An exceptionally appointed five bedroom detached family home, which has undergone an extensive renovation program. Idyllically positioned within the prestigious Lexden area.











Seller Insight

“Tucked away at the end of a quiet cul de sac, just a short distance from the bustling town centre of Colchester is Number 42 Queens Road, an exceptionally well-appointed family home that in the past year has been both enlarged and fully renovated by the award-winning Harding Homes. “This property had been on our radar for a number of years simply because we’d always known that it had a huge amount of potential, so when it finally came up for sale just last year we jumped at the chance to buy it,” says the developer. “It’s sits right at the end of this very peaceful no-through road and backs onto the sports fields of a neighbouring grammar school, but at the same time it’s possible to walk, hop on a bus or take a short car journey right into the middle of town, where you can access just about everything you could possibly want or need.”

“The house was originally built in the 1930s and when we took ownership, although structurally it was in really good condition, it was definitely in need of an update. We proceeded to add both a rear and front extension, the exterior was re-rendered, we fitted new windows, new doors and beautiful fixtures and fittings throughout. In short, we stripped it right back and almost started from scratch, and I’d now describe it as a really stunning modern home that’s encased within a very characterful period shell.”

“Whereas the house we bought only had two bedrooms, it now has three large doubles, a single and a hugely impressive master suite complete with dressing room and gorgeous en-suite bathroom. Downstairs we’ve created a decent-size TV/ dining room as well as a formal lounge that opens into a large, open-plan kitchen/ diner, which features sliding doors that open straight out onto the garden. The interior is a modern take on a classic design – which is a style that doesn’t tend to date – the layout flows beautifully and a theme of light and space is one that flows throughout. The house also benefits from having a lovely big garden that’s both peaceful and very private. We’ve definitely taken this house up to the next level and it’s now ready for its new owners to simply move in and enjoy.”

“The large kitchen/diner has been designed to be the real hub of this home, but in terms of a standout room, it would have to be the large master suite,” says the developer. “It’s a very luxurious space and it enjoys the most beautiful views across the grounds of the neighbouring grammar school.”

“In my opinion the location of the house really couldn’t be much better,” says the developer. “It enjoys a lovely outlook to the back, tucked away at the end of a very desirable cul de sac, which is also incredibly peaceful, and yet there’s a superb array of shops and amenities all within striking distance.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















“It’s the sheer quality of the refurbishment combined with the peaceful yet convenient setting that I’d say sets this house apart from the rest,” says the developer. “We’ve transformed a very nice house into an exceptional family home.”









Location

Queens Road enjoys a private position at the end of the cul de sac, the convenient location of the property allows a short stroll into the town centre with good shopping facilities, restaurants, cinema and galleries. Colchester County High School for girls and The Royal Grammar school are also within easy access and are listed as two of the top schools in the country. There is also a range of excellent private and state schools, Oxford House and the Sixth Form College.

“The garden is a real feature of the property and it enjoys such a lovely outlook,” says the developer. “We’ve created patios for relaxing and outside entertaining, but the majority is laid to lawn so it’s a bit of a blank canvass that the new owners can put their stamp on.”



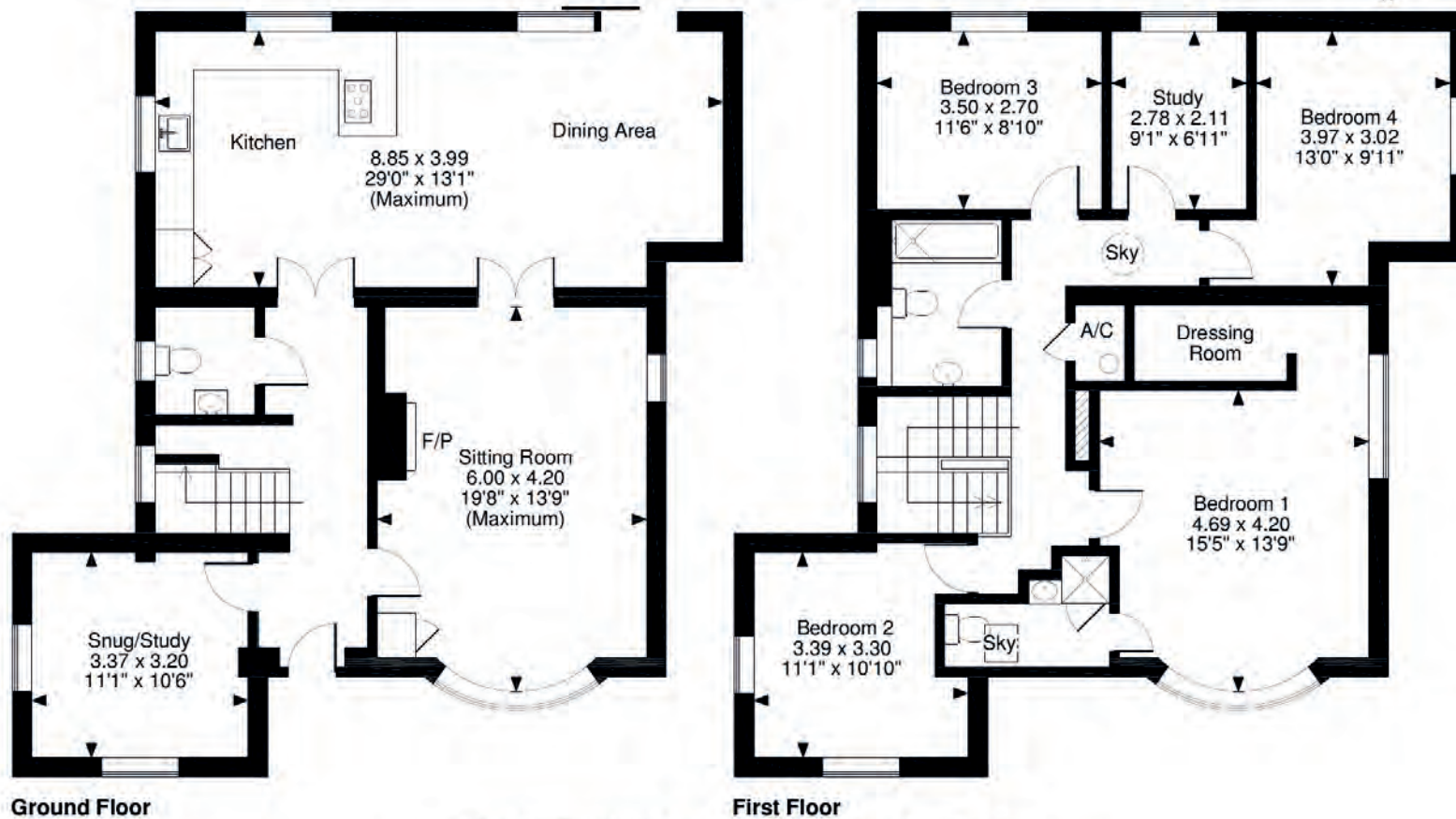
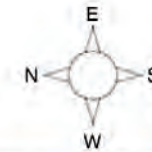


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Queens Road, Colchester
Approximate Gross Internal Area
1864 Sq Ft/173 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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EPC Pending



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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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