

Fenn Wright
Signature

105 Lexden Road, Colchester,
Essex, CO3 3RB







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Part of our Signature collection, an exceptionally refurbished and extended four-bedroom detached family home in the highly sought-after Lexden area, featuring a stunning 30ft x 21ft open-plan kitchen, dining and family room. Ideally situated within easy reach of excellent local amenities and highly regarded schools, this impressive home combines contemporary living with a prime residential location.

- Lexden
- Close to excellent schools
- Stunning 30ft x 21ft kitchen/dining/family room
- Extended and renovated
- Four double bedrooms
- Two reception rooms
- Driveway, double garage and garden
- Utility Room

The property opens into a welcoming entrance hall with panelled walls, a radiator and stairs rising to the first floor.

To the front of the property is the elegant living room, featuring a front-facing, decorative panelled detailing and a radiator. A versatile second reception room, currently used as a playroom, offers excellent flexibility and could equally serve as a home office or ground floor bedroom, with a front-facing window, radiator and matching panelled walls.

The utility room is fitted with a sink inset into a work surface with cupboards beneath, space and plumbing for a washing machine, space for a tumble dryer, and a door providing access to the side of the property. A conveniently located cloakroom comprises a low-level WC, vanity wash hand basin and radiator.

Undoubtedly the heart of the home is the spectacular 30' x 21' open-plan kitchen, dining and family room, designed for modern family living and entertaining. Featuring underfloor heating and bi-fold doors opening onto the rear garden, the contemporary kitchen is fitted with granite work surfaces incorporating an extensive range of cupboards and drawers, matching eye-level units and a substantial central island with breakfast bar seating. A comprehensive range of integrated Neff appliances includes an eye-level oven, microwave, warming drawer, fridge/freezer and dishwasher.

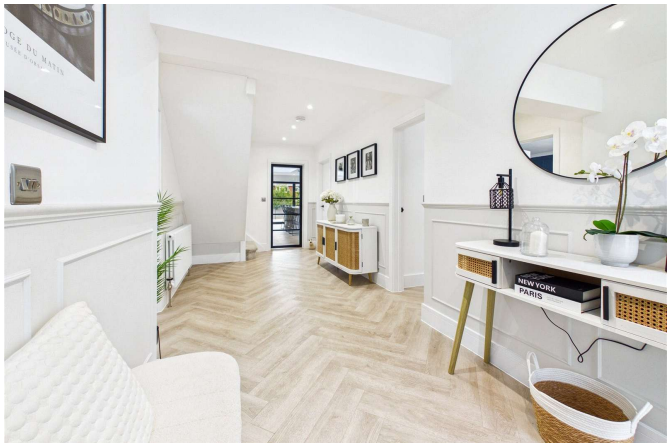
The first-floor landing benefits from a front-facing window, radiator, loft access and a useful built-in storage cupboard.

The principal bedroom enjoys a front-facing window, radiator and attractive panelled walls. The adjoining en-suite has undergone first-fix plumbing and electrics and is ready for the purchaser to install their choice of sanitaryware and fittings.

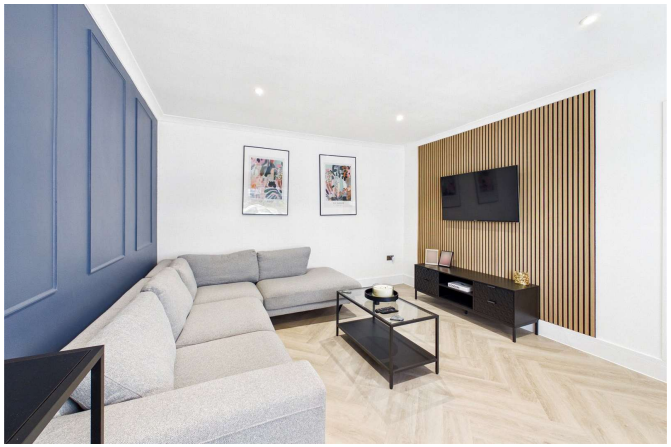
Bedroom two is a generous double room with a front-facing window, radiator and built-in wardrobe. Bedroom three overlooks the rear garden and features a built-in wardrobe, radiator and decorative panelling, while bedroom four also enjoys a rear aspect with a radiator.

Completing the accommodation is the family bathroom, fitted with a panel-enclosed bath with shower over, vanity wash hand basin, low-level WC, heated towel rail and an obscure glazed rear window.

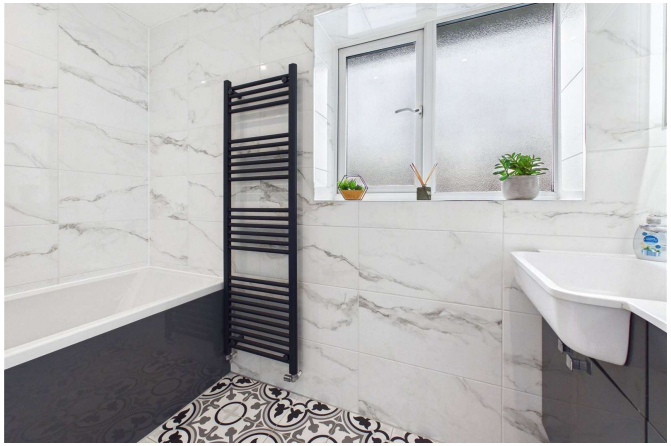




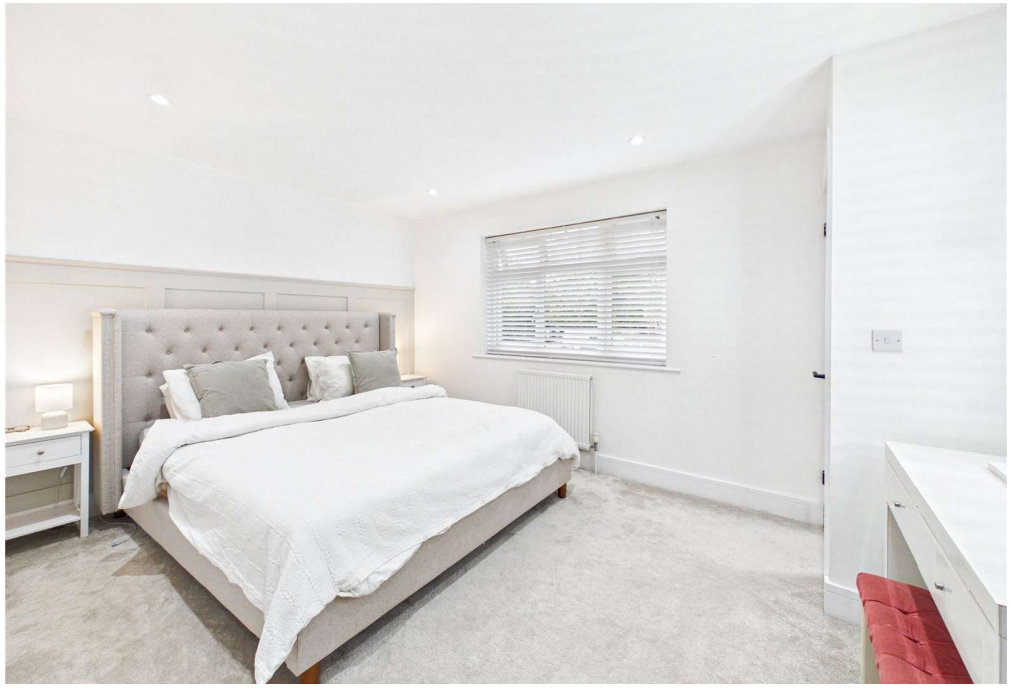
























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Approximate total area(1)

2229 ft²

207.1 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer

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The Property Ombudsman

Outside

The property is approached via a generous driveway providing off-road parking for several vehicles, complemented by a lawned section with mature tree and shrub border. An attached double garage, accessed via twin up-and-over doors, provides excellent additional parking or storage.

The rear garden has been thoughtfully landscaped over two levels, creating an ideal space for both relaxation and entertaining. A spacious patio terrace adjoins the property, perfect for outdoor dining and seating, with steps leading up to the main garden, which is predominantly laid to lawn and bordered by a variety of mature trees and shrubs, offering an attractive and private setting.

Location

The property is conveniently positioned within easy reach of Colchester city centre, offering an extensive range of shopping, dining and leisure facilities. Transport links are also close by, with the A12 providing convenient road access to Chelmsford, the M25 and London, while Colchester North Station offers regular mainline services to London Liverpool Street in approximately 50 minutes.

The area is particularly well regarded for its exceptional schooling. The property falls within easy reach of Hamilton Primary School, St Mary's School, and Lexden Primary School, while the highly regarded Philip Morant School serves the secondary age group. Lexden is also ideally placed for access to Colchester's prestigious grammar schools, including Colchester County High School for Girls and Colchester Royal Grammar School (subject to admissions criteria), together with a number of respected independent schools such as Oxford House School and Colchester High School.

Directions

Please use postcode CO3 3RB for SatNav.

Important Information

Council Tax Band - F
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC Rating - D
Ref - COL260631/PLF









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