



Cromwell Cottage
Lexden, Essex

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Cromwell Cottage, 162 Lexden Road, Lexden, Colchester, Essex, CO3 4BZ

Colchester is famous for being the first Roman City and every era since – from Saxon, Norman, Medieval, Tudor, Stuart, Georgian, Victorian and the modern have left their mark. This vibrant town offers extensive amenities, is bypassed by the A12 and has two stations providing a commuter service to London Liverpool St Station.

An exceptionally well presented two-bedroom, Grade II listed cottage, enjoying a prominent position on the highly regarded Lexden Road, one of Colchester's most desirable postcodes providing a convenient and accessible city centre location. Offering a generously proportioned accommodation schedule in excess of 1,000 sq ft arranged over two floors. The accommodation comprises of a distinctive ground floor, dual aspect reception room with notable retained features including a fireplace with inset, multi fuel burning stove, an array of exposed timberwork, leaded light windows and LED spotlights. An open aspect kitchen/dining room offers an attractive aspect with an extensive range of fitted units and terracotta tiled flooring. Completing the ground floor accommodation schedule is a fitted cloakroom. Two generously proportioned, first floor double bedrooms are arranged via a central landing with excellent ceiling heights, a range of fitted wardrobes and a generously proportioned family bathroom with a free-standing bath. Further benefits to the property include a low maintenance, courtyard style rear gardens with a timber framed external store/workshop.

A Grade II listed, two-bedroom period cottage offering, practically arranged accommodation and completed to an excellent specification throughout. Further benefits include courtyard style rear gardens and a timber framed external store/workshop.

Walkway with steps rising to front door opening to:

SITTING ROOM: (4.93m x 4.33m) With leaded casement window range to front and rear, affording a dual aspect. Notable retained features including an array of exposed wall and ceiling timbers, stripped wood effect flooring, traditionally styled cylinder radiators and a central fireplace with oak bressummer beam over, granite tiled hearth and an inset Jotul multi fuel burning stove. Range of LED spotlights and staircase rising to first floor.

KITCHEN/DINING ROOM: (5.52m x 3.71m) Fitted with a matching range of base and part glass fronted wall units with granite effect preparation surfaces over and tiling above. Ceramic single sink unit with vegetable drainer to side, mixer tap above and integrated appliances including an AEG oven, five ring gas hob with belling extraction above

and space for a fridge, freezer and washing machine/dryer. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, base and wall shelving unit with space further provided for a dishwasher. Terracotta tiling throughout, a wealth of exposed ceiling timbers and afforded a dual aspect with leaded light casement window range to front and side. Range of LED spotlights and also housing gas fired boiler. Door to outside opening to side access and further door to:

CLOAKROOM: Fitted with ceramic WC and wash hand basin fitted within a gloss fronted unit.

First Floor

LANDING: With mirror fronted recessed storage complete with attached hanging rail. Velux window to rear and range of exposed wall timbers.

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BEDROOM 1: (3.87m x 2.95m) With a leaded light window range to front, range of exposed wall timbers, hatch to the loft and LED spotlights.

BEDROOM 2: (3.84m x 2.94m) With leaded light casement window range to front, inset secondary glazing and range of generously sized storage solutions.

FAMILY BATHROOM: (3.70m x 2.43m) Fitted with ceramic WC, wash hand basin within a fitted base unit, fully tiled and separately screened shower unit and free-standing bath with claw feet and shower attachment. Range of LED spotlights, useful recessed full height storage and leaded light window range to side.

Outside

The property benefits from gated side access shared with a neighbouring property with a courtyard style garden with range of established border planting including a number of diverse specimens of roses with a timber framed external store/workshop to rear.

AGENTS NOTE: A neighbouring property has pedestrian right of access over the rear garden and side access.

SERVICES: Main water, drainage and electricity connected. Gas central heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A.

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** C

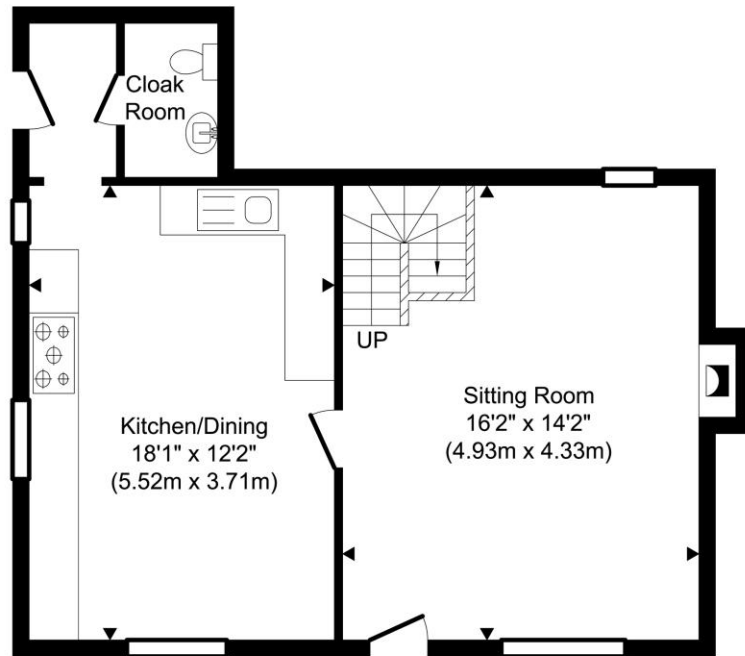
WHAT 3 WORDS: ///patrol.dips.guess

VIEWING: Strictly by prior appointment only through DAVID BURR.

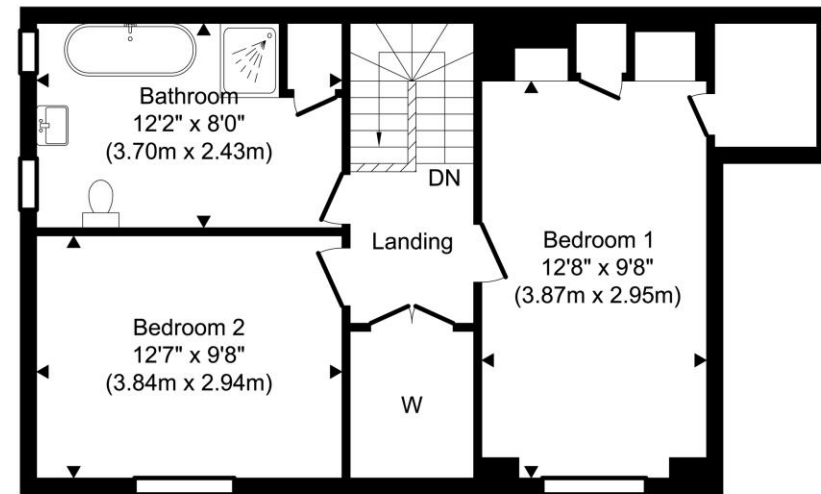
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Ground Floor
Approximate Floor Area
536.47 sq. ft.
(49.84 sq. m)



First Floor
Approximate Floor Area
505.25 sq. ft.
(46.94 sq. m)

TOTAL APPROX. FLOOR AREA 1041.73 SQ.FT. (96.78 SQ.M.)
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