



FITZWALTER HOUSE, 3 FITZWALTER ROAD,

COLCHESTER, ESSEX CO3 3SS.

**NP** NICHOLAS  
PERCIVAL



Offered with No Onward Chain and located on one of the most prestigious roads in Lexden, is this imposing five bedroom detached family home, with four reception rooms, master bedroom with en-suite shower room, family bathroom and ground floor wet room, kitchen / breakfast room, utility room ample off road parking (in addition to the two carports) and large mature westerly facing rear garden. The property offers the new owners ample scope and opportunity to modernise and improve the present residence in order to suit their own requirements and taste.

Tenure Freehold | Gas Central Heating | EPC E | Council Tax Band G



## Property

Offered with No Onward Chain and located on the prestigious Fitzwalter Road, one of the most sought-after addresses in Lexden, is Fitzwalter House, an imposing five bedroom family home which offers the new owners ample opportunity to modernise and improve the present offering to suit their own requirements.

The property is approached via a gravelled driveway that provides ample off-road parking for several vehicles in addition to the two large carports located to either side of the property.

A porch welcomes you to the home and opens to the entrance hallway, from which one can access the sitting room with bay window to the front and doors through to the conservatory to the rear. The dining room enjoys views of the rear garden via a bay window and also provides access to the conservatory that in turn allows access to the patio and garden beyond. The kitchen / breakfast room also enjoys views of the garden and there is an integrated hob, oven and extractor hood, as well as space for both a free-standing dishwasher and free-standing fridge. Ample storage is provided by a good array of cupboards and drawers and the boiler

is also located within the kitchen. The utility room provides additional storage as well as providing space and plumbing for a free-standing washing machine and tumble dryer. To the front of the property there is a study (presently laid out as a bedroom), a useful space for those that work from home. The ground floor wet room is comprised of a shower, toilet and pedestal handbasin. The cloakroom completes the ground floor and comprises a toilet with pedestal handbasin.

Ascending the stairs to the first floor there are five bedrooms, the master with bay window to the front benefits from built in wardrobe and vanity table. The

accompanying en-suite shower room features a shower cubicle, toilet, bidet and pedestal handbasin. Bedroom two is a well proportioned double room (presently used as a twin room) with built in wardrobes and dressing table. Bedrooms three and four are both to the rear of the property, and both with built in wardrobe space. The fifth bedroom is a single room, most recently used as a study and that provides staircase access to the attic.

## Outside

To the front of the property there is a gravelled driveway providing ample parking for several vehicles, in addition to



the two carports located to either side of the property. To the rear of one of the carports is a garden shed.

The large westerly rear garden is mainly laid to lawn, with mature trees and shrubs. There is a patio adjacent to the house, providing an excellent space for relaxation and entertainment. To the rear of the plot there is a further garden shed, greenhouse and vegetable patch.

### Situation

Fitzwalter Road is widely regarded as one of the most desirable and sought after locations in Lexden. The wide tree-lined

avenue comprises a range of imposing, detached, executive family homes.

Schooling options are first rate with a number of highly desirable establishments close at hand.

The city of Colchester benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre. For the commuter the mainline railway station provides an inter-city connection to London in around 50 minutes, the A12 and A120 are also easily accessible for onward travel to Chelmsford and Stansted Airport.

### Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band G. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / [sales@nicholaspercival.co.uk](mailto:sales@nicholaspercival.co.uk)).

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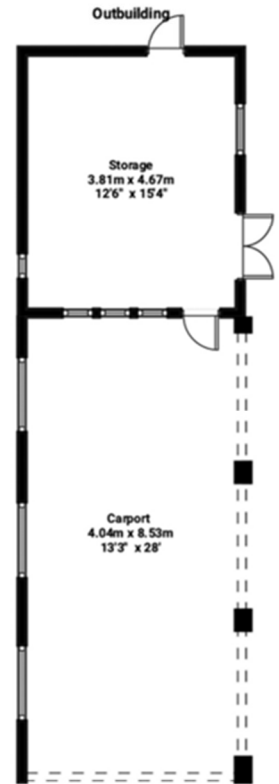
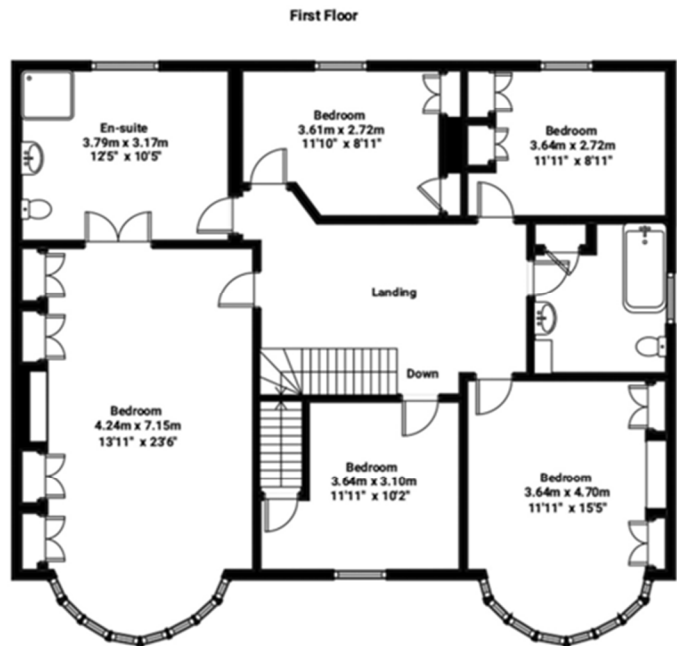
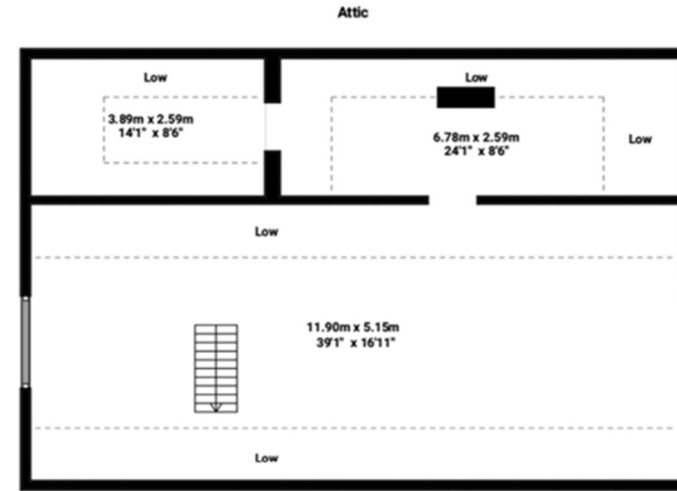
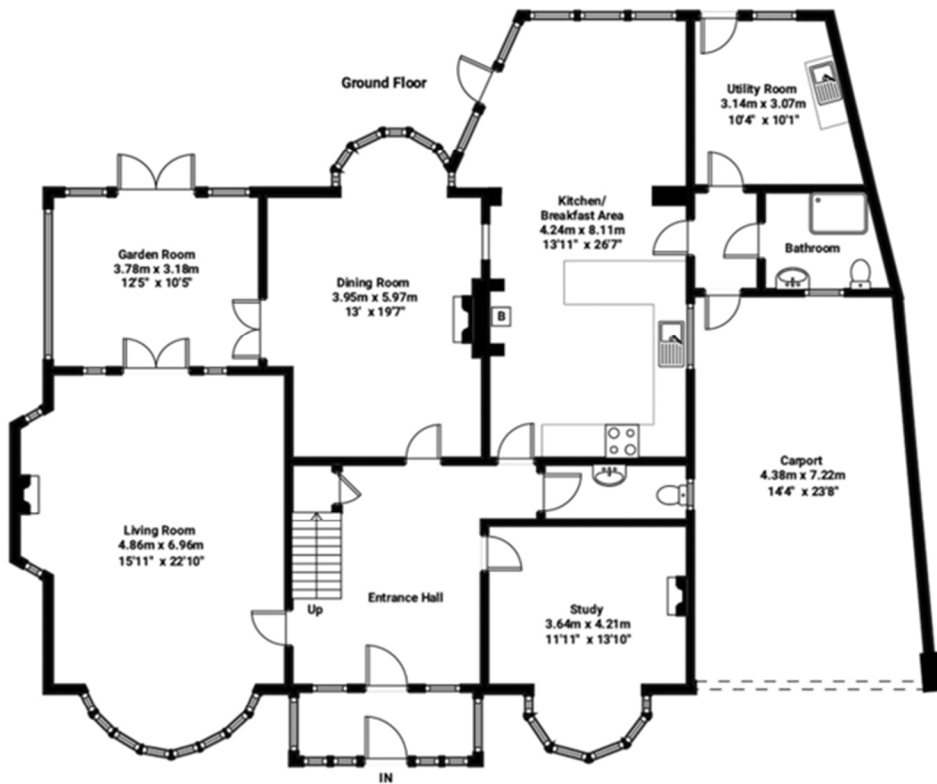








**TOTAL APPROXIMATE FLOOR AREA:**  
**3815.9 sq ft (354.5 sq mt)**  
**House: 2667 sq ft (247.8 sq mt)**  
**Attic : 957 sq ft (88.91 sq mt)**  
**Storage : 191.5 sq ft (17.79 sq mt)**



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