



28 FITZWALTER ROAD, LEXDEN,

COLCHESTER, ESSEX, CO3 3SY

NP NICHOLAS
PERCIVAL

Dating from the 1920's, extended in the 2000's and with a 1990's annexe added, 28 Fitzwalter Road offers in excess of 4,600 square feet of accommodation. The plot is in excess of 0.8 acres in the heart of Lexden and located on one of its most prestigious streets. The main house offers six bedrooms and four bathrooms, of which 2 are ensuite, two reception rooms and kitchen/breakfast room, utility room and boot room. There is a self-contained one-bedroom annexe. Ample off-road parking, two garages and an enclosed rear garden. Tenure Freehold | Solar Panels | Gas Central Heating
 EPC C main house | EPC C Annexe | Tree Preservation Order Applies
 Council Tax Band G (main house) * please note improvement indicator applies
 Council Tax Band D Annexe



The Main House

28 Fitzwalter Road dates from the 1920's, with a 1990's annexe and further extended in the early 2000's. 28 and 28A Fitzwalter Road offer a combined living space in excess of 4,600 square feet, set within a total plot in excess of 0.8 acres in the heart of Lexden on one of its most prestigious streets.

A porch welcomes you to the property providing access to the entrance hallway. The spacious sitting room offers an open fireplace and French doors to the extensive garden to the rear. The kitchen/breakfast room is adjacent to the sitting room and provides space for a gas range style cooker, an

integrated full-height fridge and an integrated under counter freezer. Ample storage is provided by a good array of cupboards, drawers and pantry cupboard, all set within an attractive granite worksurface (with butler sink), the kitchen island provides additional workspace. Natural light floods the room via a skylight and French doors provide access to the garden. The boot room allows access to the utility room which contains space and plumbing for both a free-standing washing machine and dishwasher. To the front of the property the triple aspect dining room/study is presently used as a work from home study. The cloakroom completes the ground floor accommodation.

Ascending the stairs to the first floor there are six double bedrooms. The main bedroom (overlooking the rear garden) is triple aspect with access to the balcony. The accompanying ensuite is comprised of a shower, pedestal handbasin, toilet and heated towel rail. The second bedroom with ensuite features twin handbasins in a vanity unit. Bedrooms three to six inclusive are all well-proportioned double rooms. There are two family bathrooms, the larger comprised of bath, shower cubicle, handbasin with a vanity unit, heated towel rail and toilet. The smaller is comprised of a shower cubicle, handbasin and toilet.

The Annexe

28A Fitzwalter Road enjoys its own independent access via a porch. The annexe can also be accessed from the main house. The annexe was added in the 1990's and comprises a spacious double bedroom with built in wardrobes and the bathroom is comprised of a shower cubicle, bath with shower mixer hose, twin handbasins set within a vanity unit, heated towel rail and toilet. A cupboard within the bathroom provides space and plumbing for both a free-standing washing machine and tumble dryer. The large sitting room is dual aspect and provides access to the conservatory. There is a dining room to the rear and a fully fitted kitchen lies to the front



of the property. There is a garden room to the rear which could easily be used as a snug with an office located to the side aspect. A cloakroom completes the accommodation.

Outside

The property is approached over a carriage style 'in and out' block paved driveway that provides ample parking in addition to two single garages either side of the house and annexe.

Gated access is provided to the enclosed rear garden. Adjacent to the house is a large flagstone patio, an ideal space for relaxation and the entertainment of family and friends.

The garden is mainly laid to lawn fringed with beds and borders of mature trees and shrubs. For the particularly green-fingered there is a vegetable patch with raised beds.

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

Tree Preservation Order Applies.

Please note an improvement indicator applies to the council tax band to the main house which is presently Band G.

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.



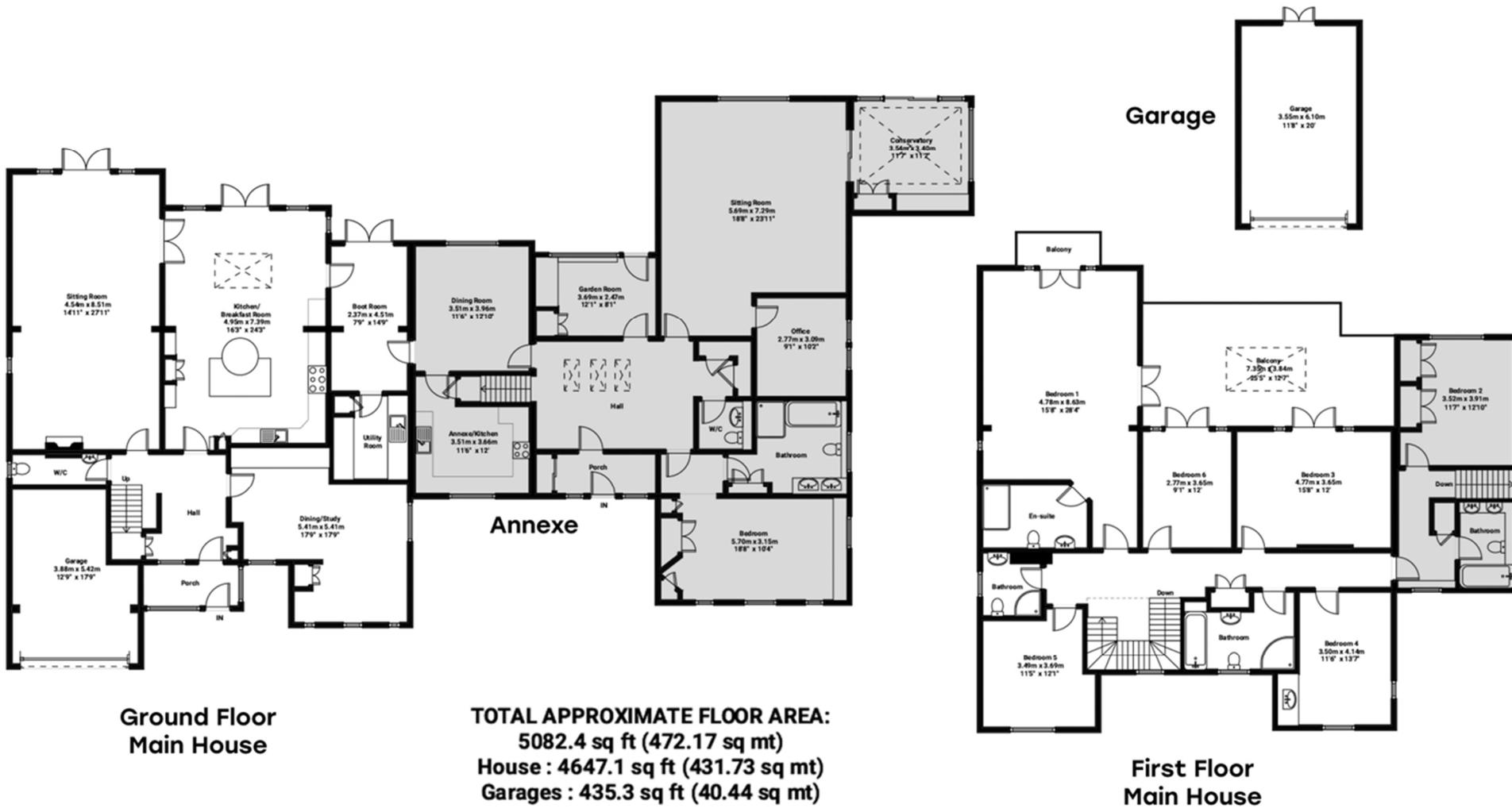
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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).

NP NICHOLAS PERCIVAL

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Ground Floor
Main House

TOTAL APPROXIMATE FLOOR AREA:
5082.4 sq ft (472.17 sq mt)
House : 4647.1 sq ft (431.73 sq mt)
Garages : 435.3 sq ft (40.44 sq mt)

First Floor
Main House

Fitzwalter Road, Colchester

Illustration for identification purposes only. Measurements are approximate and not to scale.

