

oakheart



£550,000

Asking Price

Shrub End Road, Colchester



An exquisite four-bedroom semi-detached family home, nestled on the highly sought-after Shrub End Road. Boasting a spacious layout sprawled across three floors, this residence offers the epitome of comfortable family living, coupled with convenient access to high performing schools, bustling Colchester City Centre, major transportation links like the A12, and the Colchester Mainline Station for effortless commutes into London Liverpool Street.

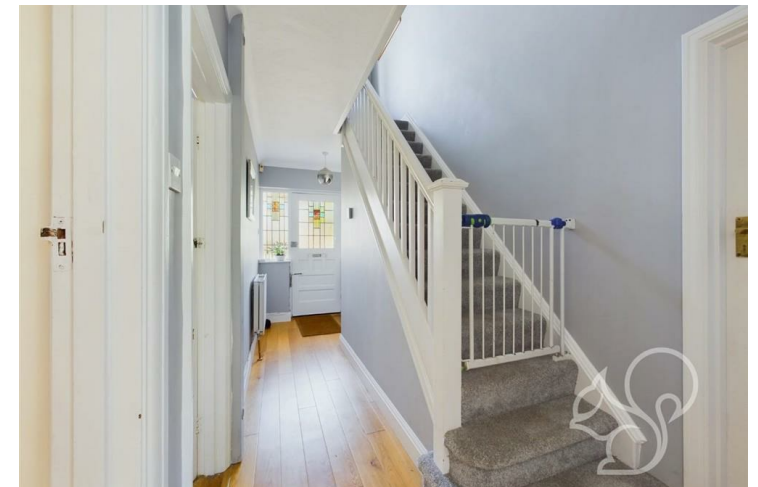
As you step into the inviting entrance hall of this home, you're greeted by a sense of warmth and hospitality. To the right, a generously proportioned living room beckons with its bay window, inviting in natural light to create a bright and airy ambiance. Continuing down the hallway, discover a refined formal

dining room, complete with doors leading into the sunroom, seamlessly connecting indoor and outdoor living. The heart of the home, a recently fitted modern kitchen, awaits with ample workspace, abundant cupboard space, and integrated appliances, offering both functionality and style. A convenient back door leads out to the expansive rear garden, perfect for al fresco dining or leisurely relaxation.

Ascending to the first floor, a well-appointed landing guides you to a trio of double bedrooms, each offering comfort and tranquility, with one featuring a charming bay window. A modern family bathroom and separate WC ensure convenience for daily routines and guest accommodations.

Venturing to the second floor, be captivated by the loft conversion executed by the current owners, now transformed into a luxurious master bedroom retreat, accompanied by a private en-suite.

Outside, the large rear garden beckons with its inviting blend of patio and lush lawn, complemented by sheds and a summer house, providing ample space for outdoor recreation and relaxation. Side access leads to the expansive driveway, creating ample off road parking, enhanced by the presence of a garage at the front.











Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

139.75 m²
1504.23 ft²

Reduced headroom

2.92 m²
31.46 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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