

oakheart



£550,000

Asking Price
Drury Road, Colchester



Welcome to this exceptional four-bedroom detached family residence situated on the desirable Drury Road, situated to the West of Colchester. This property offers a perfect blend of spacious living and modern comfort, ideal for families seeking a luxurious lifestyle with easy access to some of Colchester's most popular schooling as well as a selection of amenities.

Upon entering, you'll find a well-designed ground floor layout. The heart of the home is the expansive kitchen-diner stretching across the rear of the property, perfect for family gatherings and entertaining guests. A cosy lounge provides a relaxing retreat, while a separate snug offers versatile living space. Practical amenities include a convenient downstairs cloakroom and a useful utility room.

Ascending to the first floor, you'll discover an impressive principal bedroom complete with an ensuite bathroom and a generous walk-in wardrobe. Three additional bedrooms provide ample space for family members or guests, with one currently utilised as a study, offering flexibility for home working. A stylish family shower room serves the remaining bedrooms.

The property's exterior is equally impressive. The large, South-facing rear garden is a sun-lovers paradise, primarily laid to lawn with a patio area ideal for al fresco dining and summer barbecues. To the front, a block-paved driveway leads to a good-sized garage, secured behind gates, ensuring ample off-street parking and storage.







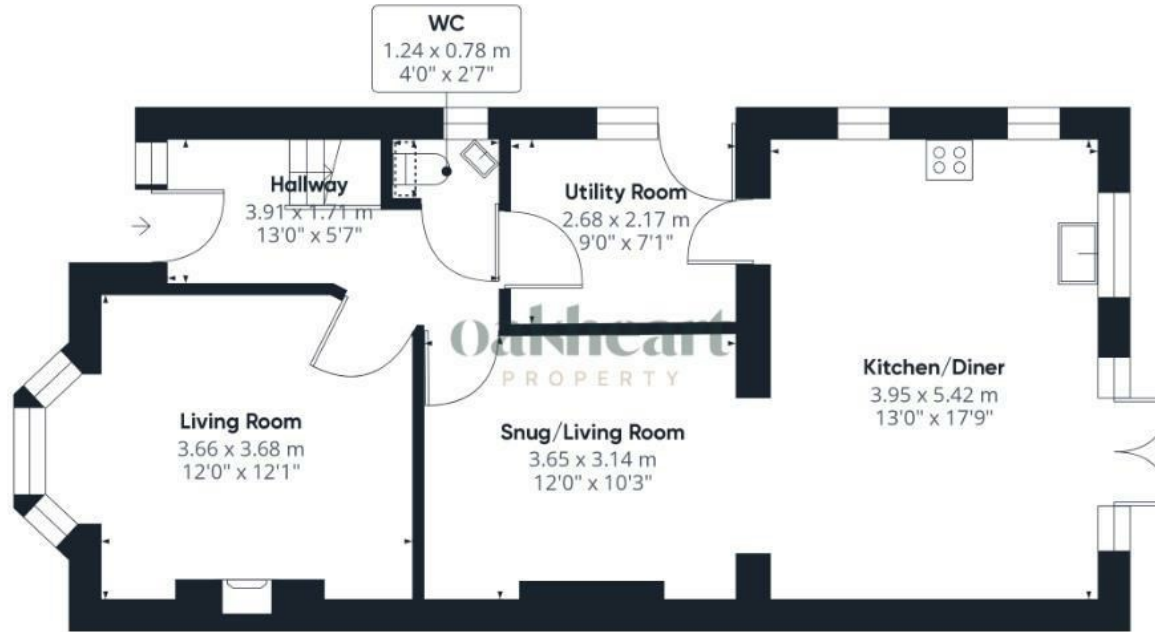




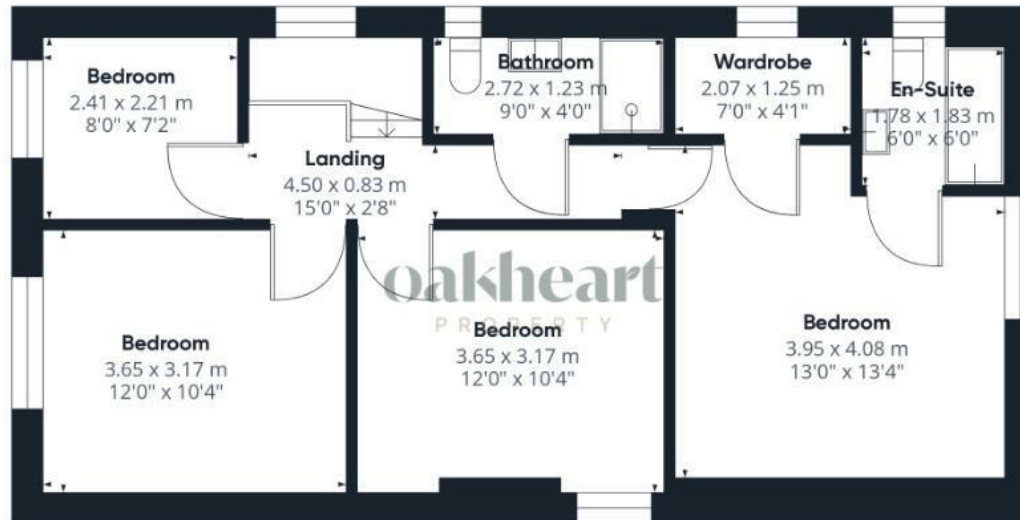








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

120.28 m²

1294.68 ft²

Reduced headroom

0.21 m²

2.26 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.


Local Authority:

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
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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