

oakheart

£750,000

Shrub End Road, Colchester



Set back from the road and offering a remarkable sense of space and privacy, this impressive four-bedroom detached residence spans over 2,500 sq ft of versatile living space. The property is approached via a generous driveway, providing ample off-road parking for multiple vehicles.

Upon entering, you are welcomed by a large and inviting entrance hall, which leads to a convenient ground floor W/C, a practical office space, a bright and spacious living room featuring patio doors that open onto the rear garden, and a separate, elegant dining room boasting a bay window that fills the space with natural light. The

well-appointed kitchen is complemented by a separate utility room, ensuring functionality and convenience for family living.

Ascend the stairs to the first floor landing, which provides access to all four generously proportioned bedrooms. The principal bedroom benefits from its own en-suite facility, while the family bathroom serves the remaining bedrooms, offering modern comfort for the whole household.

The property's outdoor space is a true highlight: the large rear garden enjoys direct access to the Boadicea Way Playground, making

it perfect for families and outdoor entertaining. The double-length garage has been thoughtfully converted, with half now serving as a gym and the rear transformed into a stylish bar area—ideal for relaxation and recreation.

This home is an exceptional opportunity for those seeking spacious, flexible accommodation in a sought-after location, with the added benefit of unique leisure facilities right at home.



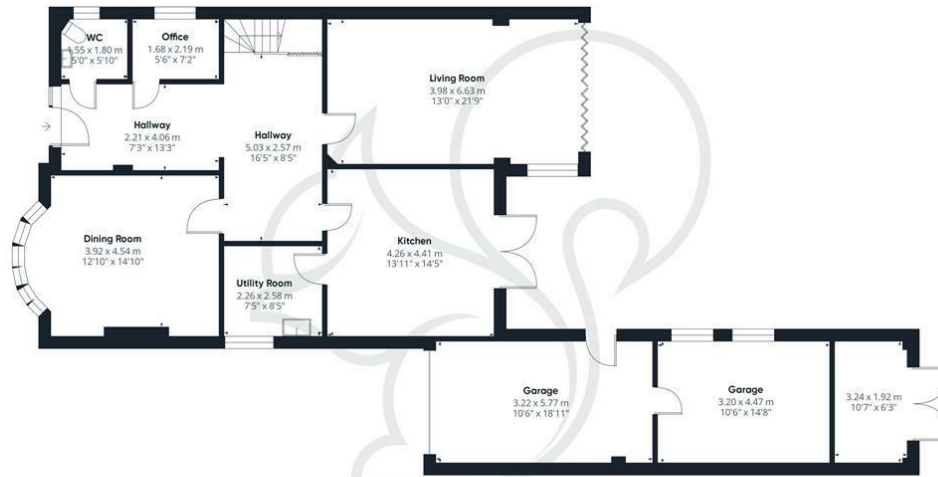












Ground Floor



Floor 1

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Approximate total area<sup>ni</sup>  
233.3 m<sup>2</sup>  
2511 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
F

### Energy Efficiency Rating

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