

oakheart



£700,000

Guide Price

Shrub End Road, Colchester



Guide Price: £700,000 – £750,000

Set well back from the road and enjoying an excellent sense of space, privacy and presence, this impressive four-bedroom detached family home offers over 2,500 sq ft of versatile living accommodation, ideal for modern family life and entertaining. A substantial driveway provides ample off-road parking for multiple vehicles, immediately setting the tone for the scale of the home.

A grand and welcoming entrance hall forms the heart of the property, leading to a ground-floor WC, a dedicated home office, and a bright, generously proportioned living room with patio doors opening onto the rear garden. A

separate formal dining room, enhanced by a large bay window, provides an elegant space for hosting and family gatherings. The well-appointed kitchen is complemented by a separate utility room, offering excellent practicality for busy households.

To the first floor, a spacious landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a modern family bathroom, ensuring comfort and convenience for all.

Outside, the home continues to impress. The large rear garden offers a

wonderful outdoor space and enjoys direct access to Boadicea Way Playground, making it particularly appealing for families. The double-length garage has been cleverly adapted, with part converted into a home gym and the rear transformed into a stylish bar and entertainment area—perfect for relaxing, hosting friends or creating a unique leisure space at home.

Offering generous proportions, flexible living spaces and standout features both inside and out, this exceptional home represents a rare opportunity to secure a substantial family residence in a highly desirable location.



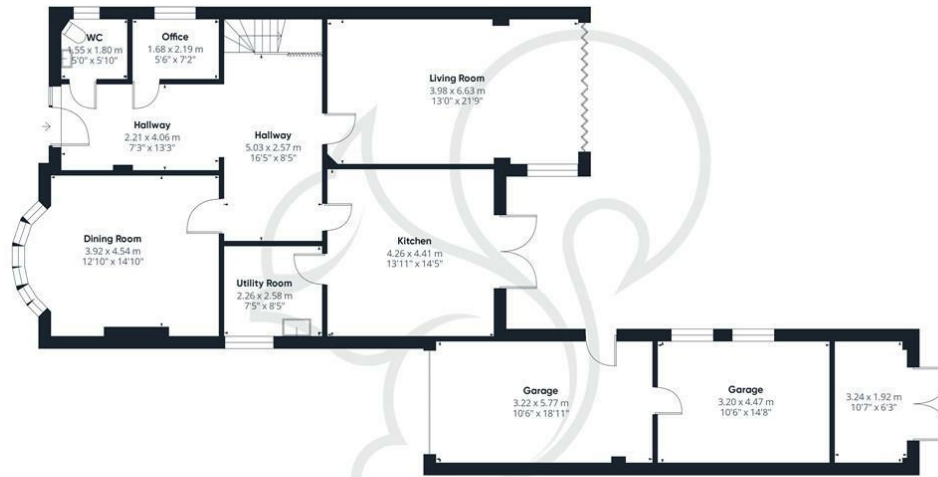












Ground Floor



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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