



## Whitmore Drive, Colchester

Discover a captivating Edwardian residence in the heart of North Colchester, where period charm harmoniously meets modern elegance. This handsome home is a testament to the seamless blend of the past and present, offering a unique living experience that encapsulates both classic allure and contemporary comfort.

Guide price £650,000

### The Property

Welcome to the grandeur of this Edwardian era gem – a 3-bedroom semi-detached period home that captures the essence of a bygone era while embracing modern living. As you step inside, you're welcomed into the heart of the residence – a breathtaking open-plan living/kitchen area that sets the tone for the entire home.

The ceilings soar to incredible heights, a testament to the architectural splendour of the Edwardian era. Above, skylights punctuate the vaulted ceiling, their presence accentuated by sturdy steel beams. This room is a marvel, where the past and present coalesce in a symphony of design. Retaining period features, the space exudes an air of sophistication and modern elegance.

The kitchen stands as the pinnacle of this living area, an epitome of style and functionality. Adorned with sleek white and black cabinetry, the kitchen island takes centre stage, offering a dine-on breakfast bar where culinary delights and conversations flourish. Neutral wooden flooring spans the room, providing a warm foundation that harmonizes with the contemporary decor.

Hanging light fixtures delicately illuminate the space, casting a warm glow upon the exquisite surroundings. It's a room designed for more than just living – it's a stage for entertaining, where friends and family gather to create memories that last a lifetime.

Across the hall, you will find an additional living space that also boasts high ceilings and is well lit thanks to its dual aspect windows.

Beyond the grandeur of the living spaces lies a separate utility room – a practical space that enhances the efficiency and organization of daily tasks.

The first floor unveils the principal bedroom – a haven of tranquillity flooded with natural light from dual aspect windows. Inbuilt storage keeps the room uncluttered, while an ensuite bathroom offers a retreat of luxury. Tiled and featuring a double walk-in shower, this bathroom exudes modern refinement.

On the second floor, two additional double bedrooms await, offering both comfort and privacy. A second bathroom completes this level, featuring a soothing bath for relaxation.

The spacious landing on the top floor offers the perfect area for an office setup away from the busy daily life on the ground floor.

### The Outside

Step into a landscaped haven designed for low maintenance, offering a sun patio and artificial grass embraced by fencing. Mature trees frame the backdrop, providing a tranquil atmosphere and a touch of nature. Enjoy outdoor living without the hassle, in a garden that blends relaxation and practicality seamlessly.

### The Area

Nestled on the northern outskirts of Colchester, this home offers a prime location that combines convenience and accessibility. It is situated just a stone's throw away from Colchester General Hospital, and for those commuting, the mainline railway station provides a direct route to London's bustling Liverpool Street Station, making city connections a breeze. The A12 is also only a few minutes away.

Within a short drive lies central Colchester, a vibrant hub offering a plethora of shopping delights, recreational amenities, and culinary experiences. Indulge in the city's charm with its wine bars, restaurants, and the renowned Mercury Theatre, all contributing to a dynamic lifestyle that blends urban allure with suburban comfort.

### Further Information

Tenure - Freehold

Council Tax - Colchester Band G

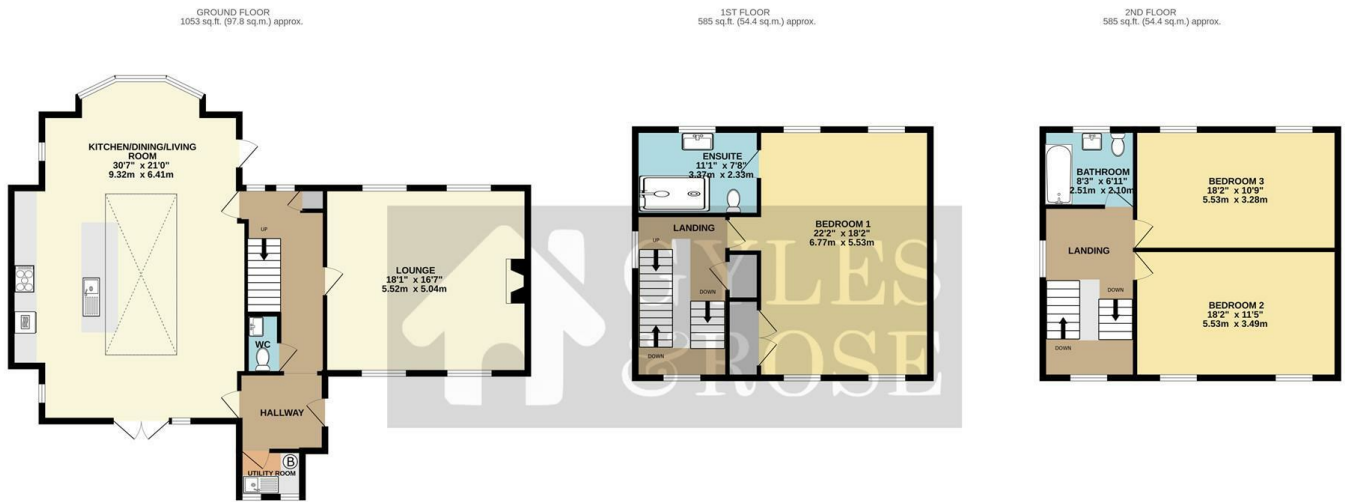
Estate Management charge of Approx. £200pa







## Floor Plan



TOTAL FLOOR AREA: 2224 sq.ft. (206.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Key: energy efficient - lower running costs	Current	Potential	Key: environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(82-91) <b>A</b>			(81-91) <b>A</b>		
(69-81) <b>B</b>			(69-81) <b>B</b>		
(55-68) <b>C</b>			(55-68) <b>C</b>		
(39-54) <b>D</b>			(39-54) <b>D</b>		
(21-38) <b>E</b>			(21-38) <b>E</b>		
(1-20) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76 → 80	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	