



Shrub End Road, Colchester

A refurbished, spacious 1930's home centrally located on a large plot.

Guide price £600,000

Shrub End Road

Colchester, CO3



The Property

Stepping over the threshold, you are immediately greeted by the generous proportions of this modern home.

The ground floor offers a stunning double reception room, bathed in natural light and enhanced by charming period features, including high ceilings, picture rails, and a cosy log burner. Wooden floors stretch throughout, while bespoke inbuilt storage maximizes practicality. Double doors open onto a sun-drenched west-facing patio, perfect for indoor-outdoor living.

The former garage has been thoughtfully converted into versatile ground-floor accommodation, currently arranged as a study but equally suited for use as a playroom. Towards the rear, the heart of the home is revealed: a beautiful kitchen with classic shaker-style cabinetry, sleek granite worktops, and a gas cooker. The tiled floors add to its elegance, while a practical breakfast bar offers lovely views of the garden. The property also boasts a generous utility room and a downstairs WC, perfect for everyday convenience.

Upstairs, the home offers four generously sized double bedrooms, three of which feature bespoke storage solutions.

Each room retains its original period features and has been finished to a high standard, creating a blend of character and modern comfort. The family bathroom, located on this floor, is complemented by an additional WC for added convenience.

The Outside

Outside, the property features a spacious block-paved driveway with ample parking for multiple cars.

At the rear, the garden enjoys a desirable southerly aspect, ensuring plenty of sunlight throughout the day. A generous patio area provides the perfect space for outdoor entertaining, while the expansive garden is a true highlight, featuring a variety of lush shrubs, fruit trees, and a wooded area at the far end. With a plot size of approximately 0.2 acres, the garden offers both tranquility and space for further landscaping or outdoor activities.

The Area

This family home is positioned in the highly sought-after and exceptionally well-regarded area of Lexden. Lexden is renowned for its beautiful tree-lined roads, stunning period homes and quiet residential community ethos. The area is within striking distance of Colchester's town centre, with its abundance of restaurants, bars and shops enabling residents to enjoy the best of both worlds.

Not only that, but there are numerous outstanding schools within the area, both primary and secondary including Hamilton Primary school and both the Grammar schools. Colchester's mainline railway is within easy reach, where you can be in London Liverpool Street within the hour. The town is well connected with various bus routes and the A12 is a stone's throw away.

Further Information

Tenure - Freehold

Council Tax - Colchester Band E

Construction: Brick

Mains: Water, gas, sewerage, electricity

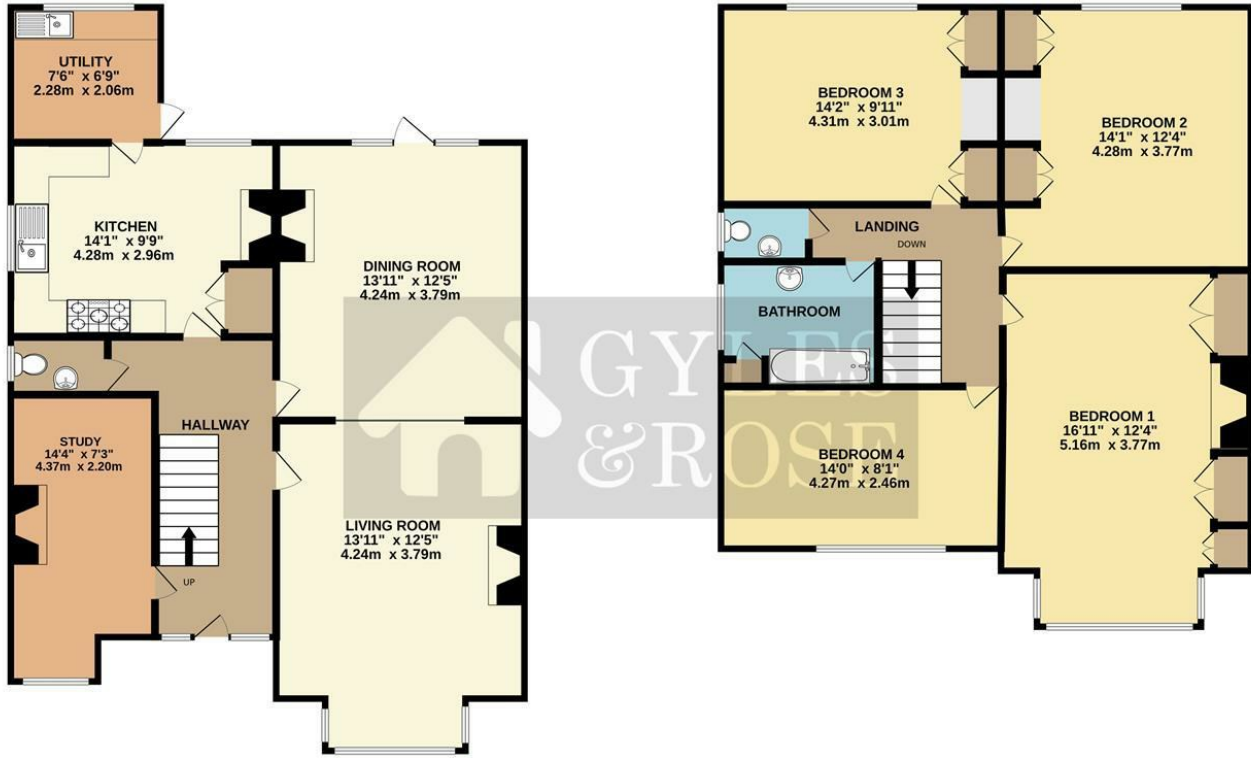
Seller Position: Need to secure an onward purchase



Floor Plan

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 1475 sq.ft. (137.1 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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