



## Drury Road, Colchester

A beautifully presented 4 bedroom family home situated on a generous south facing plot with a private driveway.

Guide price £550,000

# Drury Road

## Colchester, CO2



- Immaculately finished period home
- 4 bedrooms
- Driveway parking for multiple cars
- Excellent transport link incl Mainline Railway to London in under an hour
- Exceptional entertaining space - kitchen/dining/family room
- 3 bathrooms
- South facing garden
- Separate living room with log burner
- Garage (no car access)
- Walking distance to city centre

### The Property

Stepping into this beautifully presented family home you are immediately struck by the high quality finish and impressive sense of space and light.

The ground floor has been well organised in a sociable, open-plan layout. The property is extended to the rear creating a spacious and contemporary kitchen/dining/family room opening onto the garden. Attractive shaker-style cabinetry perfectly complements a neutral tiled floor to create a stylish and practical family hub. There is ample space to dine and the room is flooded with natural light from the bi-folding doors leading onto the garden. The room is also lit from the stylish skylight window over the family lounge area creating a truly stunning entertaining space or the perfect place to unwind at the end of the day.

To the front of the property, there is a beautifully presented living room. Ample in natural light from the bay window, this room has also been finished to an exceptionally high standard. A plush grey carpet sits underfoot whilst a log burner holds a central position within the room creating a cosy ambience.

Ascending the stairs you will find 2 beautifully presented bedrooms, both with ensuite bathrooms. The principal bedroom is both generously sized and light and airy. The ensuite bathroom comprises walk-in shower, WC and basin and is in keeping with the contemporary feel seen throughout the home. The second bedroom is also well proportioned with a feature fireplace and ensuite bathroom.

On the second floor, there are a further two bedrooms creating perfect family living accommodation or guest spaces.

### The Outside

Outside, the property features a spacious brick-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 rest of the garden, currently laid to lawn, provides ample space for children to play or pets to roam. There are multiple outside storage spaces, perfect for winterizing the garden, a workshop, or simply just your garden tools.

### 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 Grammar schools. Colchester's mainline railway is within easy reach, where you can be in London Liverpool Street within an hour. The town is well connected with various bus routes and the A12 is a stone's throw away.

### Further Information

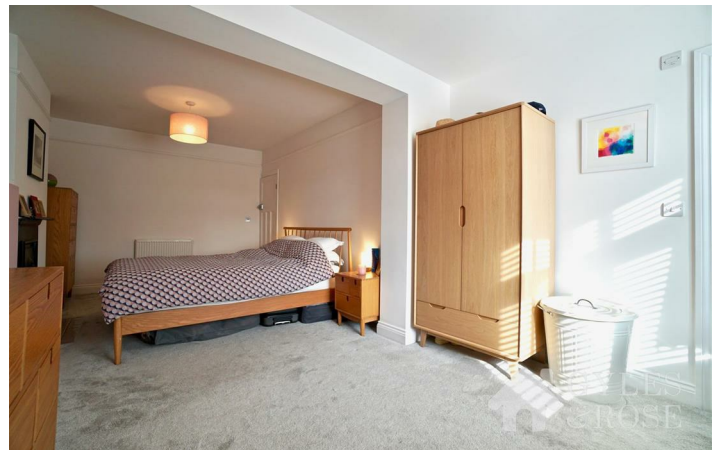
Tenure - Freehold

Council Tax - Colchester Band E

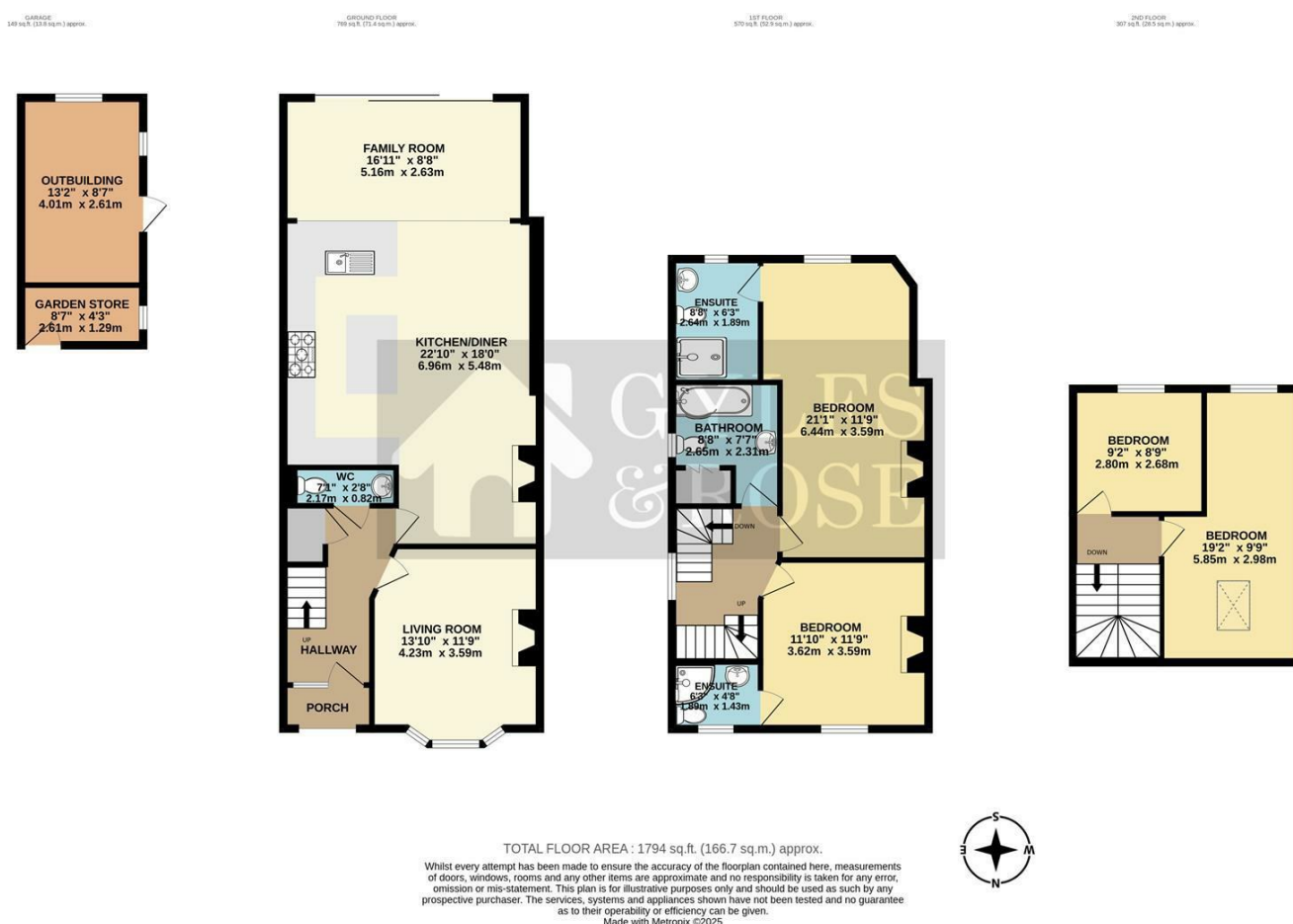
Construction: Brick

Mains: Water, gas, sewerage, electricity

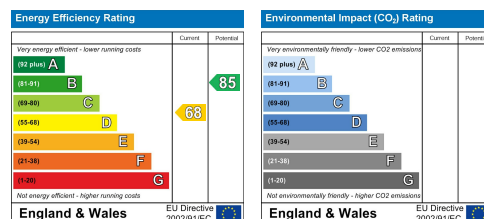
Seller Position: Need to secure an onward purchase



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



*The North Colchester Business Centre, 340 The Crescent, Colchester, Essex, CO4 9AD*  
*Tel: 01206 656 556 Email: [sales@gylesandrose.co.uk](mailto:sales@gylesandrose.co.uk) [www.gylesandrose.co.uk](http://www.gylesandrose.co.uk)*