



## 4 bedroom Detached House located in Colchester.

Guide Price  
£600,000 - £650,000

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# Shakespeare Road Colchester CO3 4HZ

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £600,000 TO £650,000\*\*\*

Located in a desirable west side of Colchester, Shakespeare Road, this is a well-appointed detached four-bedroom home that has been extended to provide generous living space ideal for modern family life. The property features solar panels for improved energy efficiency and includes an EV charging point, adding convenience for electric vehicle owners. Set within a quiet residential area, it offers easy access to local schools, shops, and transport links, making it a perfect blend of comfort and practicality.

### STEP INSIDE

The welcoming entrance hall leads to a bright hallway featuring a striking staircase with glass balustrade and a useful under-stairs storage cupboard. The ground floor offers a spacious dining room measuring 9'10" x 18'1", ideal for family gatherings, and an impressive living room (16'8" x 17'11" max) with a modern white ceramic fireplace with gas inset, creating a stylish focal point.

The heart of the home is the elegant kitchen (12'6" x 10'11"), fitted with classic shaker-style cabinetry, sleek white quartz countertops, a breakfast bar, and integrated appliances, complemented by a practical utility room and an integral garage (18'11" x 9'2") for secure parking and storage.

Upstairs, the landing continues the glass balustrade theme and leads to four generously sized bedrooms, two large doubles (12' x 13'11" and 12' x 14'5"), an extended bedroom (18'7" x 9') offering flexibility as a guest suite or home office, and a versatile fourth bedroom (10'1" x 9'9"). All rooms are served by a family bathroom (8'3" x 9'4").

### STEP OUTSIDE

Step outside to discover a beautifully kept rear garden that enjoys generous sunlight for most of the day. It opens with a spacious patio-perfect for alfresco dining, summer gatherings, or simply relaxing outdoors. Beyond the patio, a lush lawn stretches out, bordered by secure panel fencing for privacy and safety. A handy garden shed offers additional storage space.

At the front of the property, a private driveway provides ample off-road parking and leads to an integral garage. For added convenience and sustainability, the home is equipped with solar battery storage and an electric vehicle (EV) charging point.

### THE LOCATION

Shakespeare Road is set in the desirable Lexden area of Colchester, offering a quiet residential feel with excellent amenities nearby. Families benefit from access to highly rated schools, while frequent bus services provide easy travel to the city centre. The property is also just a short drive from the A12, making it ideal for commuters heading to Chelmsford, Ipswich, or London.

### FEATURES

Generous living space throughout  
Electricity supported by Solar Panels and Battery Storage together with an EV Charging point  
Off Street Parking on Driveway for up to 4 cars  
Manageable gardens to the front and rear of the property  
Cavity Wall insulation and Loft Insulation  
Gas Boiler providing Central Heating, Solar Power for Hot Water Heating  
Feature Gas Fire in Lounge  
South facing Rear Garden



4



1



2



E



B



1,802



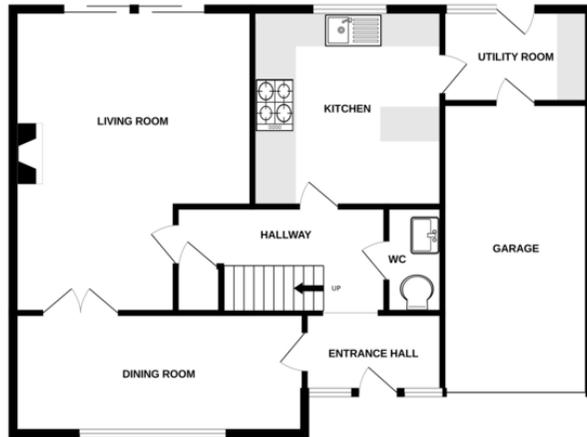


Shakespeare Road, Colchester, CO3 4HZ

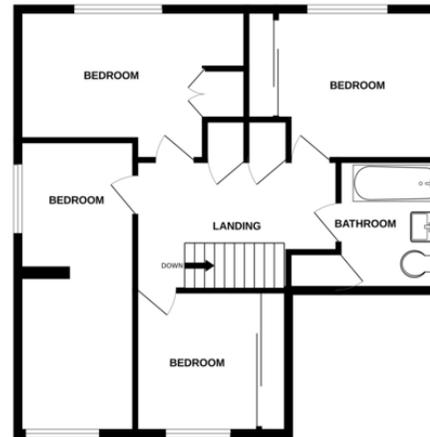


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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## DIRECTIONS

### CONTACT

**1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG**

**E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)**

**T 01621 814334**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

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