



- Six Bedroom Semi-Detached Residence
- Three En-Suite Bathrooms & Family Bathroom Suite
- Sizeable Living & Bedroom Accommodation Across Three Floors
- Recently Fitted Kitchen With Integrated Appliances
- Downstairs Cloak Room
- Detached Garage & Parking
- Close Proximity to North Station And The general Hospital

35 Shepherd Drive, Colchester, Essex. CO4 5FA.

Guide Price: £400,000 - £425,000. Space, versatile and convenient are just three words to describe this incredibly generous six bedroom semi-detached family residence, positioned within easy access of Colchester's North Station & General Hospital. Ideal for the expanding family and offering living and bedroom accommodation across three floors it offers an abundance of space throughout. Upgraded and improved throughout, the ground floor accommodation comprises of a recently fitted fully tiled kitchen of a contemporary design and complete with integrated appliances throughout.



Property Details.

Entrance Hall

UPVC entrance door to front aspect, wooden floor throughout, stairs to first floor, spotlight, radiator, smoke alarm, further doors to:

Downstairs Cloakroom

UPVC window to front aspect, W.C, pedestal wash hand basin, consumer unit

Dining Room



9' 2" x 9' 3" (2.79m x 2.82m) Wooden floor throughout, radiator, UPVC window to front aspect

Kitchen



9' 8" x 18' 9" (2.95m x 5.71m) UPVC window to rear aspect, slate effect tiled flooring, white and grey high gloss base and eye level fitted units with working surfaces over, black tiled splash backs, inset stainless steel sink, drainer and mixer tap over, inset five ring gas hob with extractor fan over, inset BOSCH electric fan assisted oven and grill, integrated dish washer, washing machine, breakfast bar with space for stalls under, radiator, UPVC window to side aspect, UPVC side door (leading to rear garden) to side aspect

Living Room

16' 5" x 17' 0" (5.00m x 5.18m) UPVC french doors to rear aspect, wooden floor throughout, UPVC windows to rear aspect, variety of communication input/output points, feature gas fireplace with marble hearth, x2 radiators, under stairs storage cupboard

First Floor

First Floor Landing

Stairs to ground floor and second floor, radiator, UPVC window to front aspect, airing cupboard housing immersion tank, further doors to:

Family Bathroom Suite

Panel bath, W.C pedestal wash hand basin, tiled walls and mosaic tiled floor, extractor fan, inset spotlights, UPVC window to rear aspect

Bedroom Two



10' 2" x 9' 9" (3.10m x 2.97m) UPVC window to rear aspect, radiator, built in wardrobes with glass panels, door to:

Ensuite Bathroom



UPVC window to side aspect, radiator, W.C, pedestal wash hand basin, shower cubicle, tiled walls, spotlights, mosaic tiled floor

Property Details.

Bedroom Three

9' 4" x 9' 9" (2.84m x 2.97m) UPVC window to front aspect, radiator, built in wardrobe, door to:

En-suite Bathroom

W.C, shower cubicle, pedestal wash hand basin, chrome wall mounted towel rail, tiled walls, spotlights, extractor fan

Bedroom Six

9' 6" x 6' 8" (2.90m x 2.03m) UPVC window to front aspect, radiator

Bedroom Five

8' 9" x 9' 5" (2.67m x 2.87m) UPVC to front aspect, radiator

Second Floor

Second Floor Landing

Stairs to first floor, velux window to rear aspect, spotlight, doors to:

Master Bedroom



12' 9" x 14' 0" (3.89m x 4.27m) UPVC window to front aspect, UPVC window to side aspect, wood effect laminate flooring, x2 radiator, built in wardrobe, door to:

Ensuite Bathroom

Velux window to rear aspect, W.C, pedestal wash hand basin, mosaic tiled floor, shower cubicle, tiled walls

Bedroom Four

19' 0" x 9' 5" (5.79m x 2.87m) UPVC window to front aspect, velux window to rear aspect, radiator

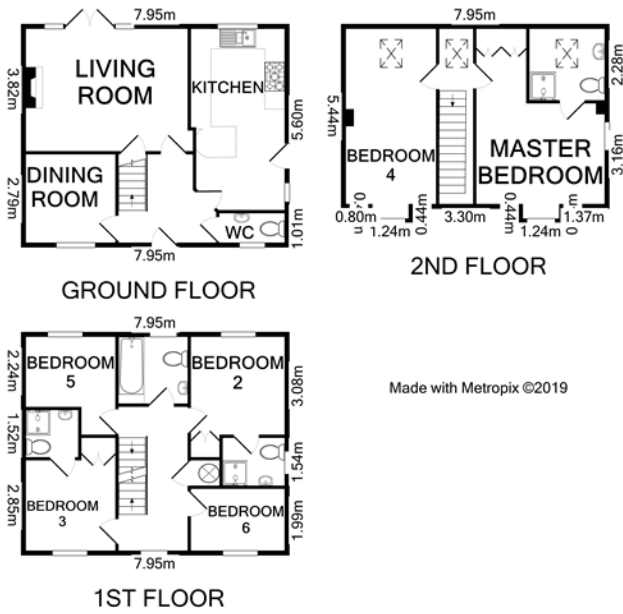
Garden, Outside & Parking



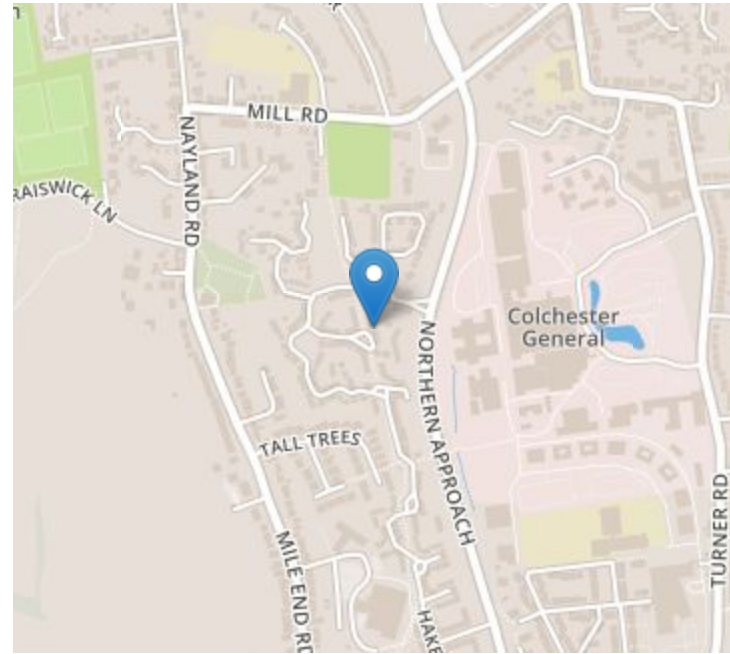
The property sits back from the public footpath with a pathway leading to the front door and chip slating boarders creating a low maintenance front garden. There is a gate providing side access, leading to a private rear garden and enclosed by a brick wall. The garden can also be accessed by french doors via the living room. The garden features a patio area, with the remainder laid to lawn. There is rear access to the garage and the garage features full power and lighting. It is accessible via an an up and over door to the front of the garage, where parking can be found for one vehicle to the front of the garage. The vendors have also utilised a small section of land which falls within their boundary and converted this into an additional parking space. Further visitors parking is easily accessible on road for visitors.

Property Details.

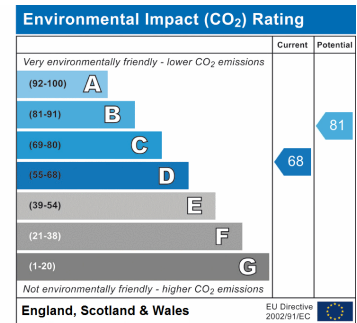
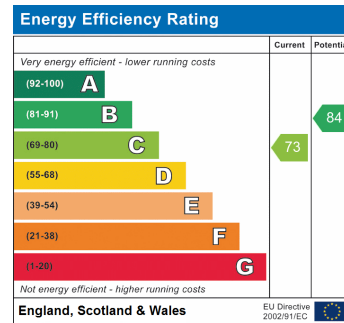
Floorplans



Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.