



- Offering An Abundance Of Reception & Living Space Throughout
- Four Generous Bedrooms
- South Of Colchester's City Centre
- Separate Family Bathroom, Ground Floor Shower Room & Separate Shower Room
- Modern Kitchen-Diner With A Range Of Integrated Appliances
- Close To An Array Of Education Choices & Amenities
- Generously Sized Private Rear Garden
- Tastefully Decorated & Finished Throughout
- Installed Security System & Cameras
- 100ft Landscaped Rear Garden

68 Shrub End Road, Colchester, Essex. CO3 4RX.

****Guide Price £575,000 - £600,000**** A substantial four bedroom semi detached family home, favourably positioned on Shrub End Road to the South of Colchester and tastefully decorated by the current owners. Offering a wealth of both reception and bedroom space throughout, this home presents itself as the ideal property for the expanding modern day family. Within easy access of the city centre it is therefore home to; an array of shops, restaurants/bars and leisure facilities. This home is also within moments of an array of educational choices, both primary and secondary, as well as connected to further areas of the city by a well supported bus network.



Property Details.

Ground Floor

Hallway

16' 7" x 6' 5" (5.05m x 1.96m) Amtico flooring, stairs to first floor, radiator, door to:

Living Room



15' 3" x 11' 8" into bay window (4.65m x 3.56m) UPVC bay window to front aspect, stone fireplace with gas fire, radiator.

Reception Room/Snug

13' 0" x 11' 2" (3.96m x 3.4m) UPVC French doors to rear aspect, Amtico flooring, radiator.

Kitchen/Dining Area

14' 6" x 13' 8" (4.42m x 4.17m) Full range of base and eye level shaker style units, granite work surfacing, integrated double oven and inset microwave, five burner gas hob with extractor fan over, Neff integrated dishwasher, Velux window, tiled floor, underfloor heating, bi-folding doors to garden with electric blinds.

Ground Floor Shower Room

Shower cubicle, WC, wash basin, UPVC window to side aspect.

Utility Room

13' 3" x 7' 8" (4.04m x 2.34m) Stainless steel sink set into work surface, storage cupboards, space for domestic appliances, fire door to garage/workshop, door leading to:

First Floor

Landing

Access to loft hatch, airing cupboard, door leading to:

Bedroom One



14' 2" x 11' 0" (4.32m x 3.35m) UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Two

13' 0" x 10' 5" (3.96m x 3.18m) UPVC window to rear aspect, radiator.

Bedroom Three

12' 10" x 7' 8" (3.91m x 2.34m) UPVC window to rear aspect, radiator.

Bedroom Four

9' 10" x 7' 8" (3m x 2.34m) UPVC window to front, radiator.

Property Details.

Bathroom

6' 10" x 5' 11" (2.08m x 1.8m) UPVC window to rear aspect, bath with mixer tap, shower screen and shower, wash basin, WC, heated towel rail.

Shower Room

UPVC window to front aspect, shower cubicle, WC, wash basin.

Outside



Commanding a favourable position, set back from Shrub End Road, this property boasts an exceptional rear garden. Commencing with a generous patio area and accessible via the bi folding doors from the kitchen and French doors from the second reception room/Snug, the patio presents itself as the ideal space for an outdoor dining table and chairs. The remainder of the garden is predominately laid to lawn, with boundaries formed by panel fencing and there is also two sheds which are to remain, both with power and light. To the front of the property offers a large driveway for multiple vehicles accessed through a gated entrance.

Shed/Work Shop

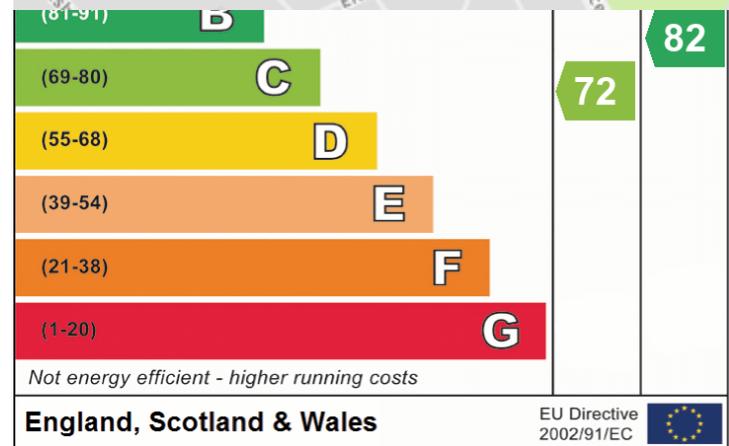
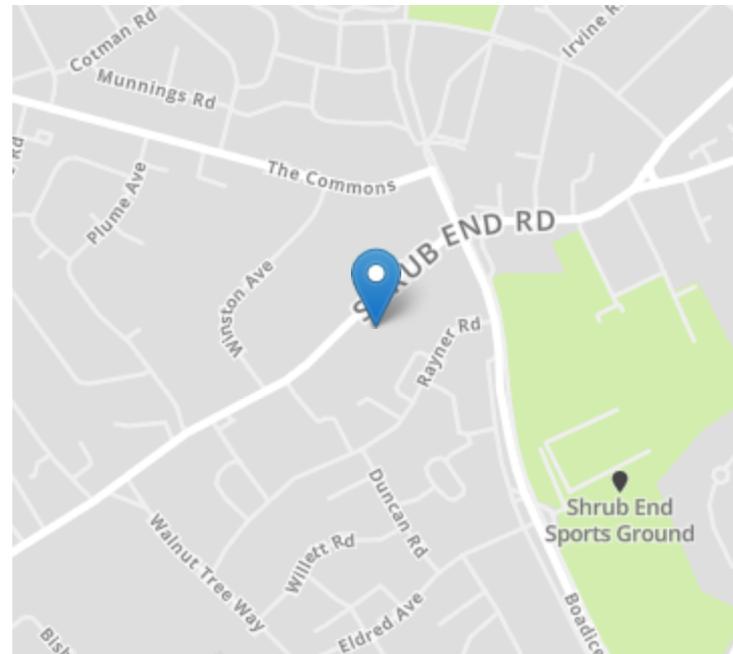
13' 3" x 7' 2" (4.04m x 2.18m) Power and light, double doors to front.

Property Details.

Floorplans



Location



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.