



- Outstanding Terraced Property
- Excellent North Station And General Hospital Access
- Extended And Improved
- Fabulous Kitchen/Diner
- Three bedrooms
- Two Luxury Bathrooms
- Delightful Rear Garden
- Garage and Parking

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

Guide Price: £300,000 - £325,000. An outstanding three bedroom terraced property occupying a delightful walkway position in this highly desirable development, set within walking distance of North Station and the General Hospital. The property has been extended and much improved by the current owners in recent years and enjoys an array of stylish and spacious accommodation throughout. Highlights include a fabulous kitchen/diner, a cloakroom and a spacious living room which opens towards a newly added orangery which completes the ground floor. On the first floors there are three well proportioned bedrooms and two newly fitted luxury bathrooms.



Property Details.

Entrance Hall

Accessed via a UPVC entrance door with engineered wood flooring, staircase to first floor, doors to:

Kitchen/Diner



16' 8" x 10' 4" (5.08m x 3.15m) Amtico flooring, radiator, range of fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel double oven and gas hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, inset sink unit, UPVC windows to front and rear, door to:

Outer Lobby

Amtico flooring, UPVC door to rear, door to:

Cloakroom

Amtico flooring, low level WC, pedestal hand wash basin, UPVC window to rear.

Living Room



16' 8" x 10' 5" (5.08m x 3.18m) Two radiators, UPVC window to front, electric fireplace, opening to:

Orangery



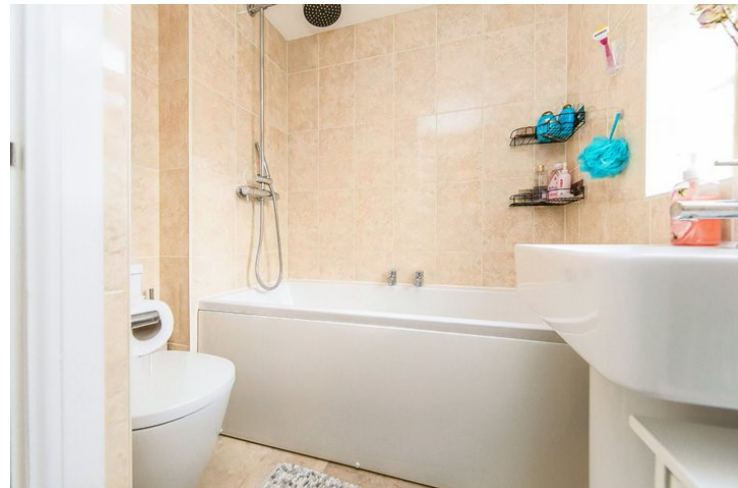
11' 6" x 8' 8" (3.51m x 2.64m) Radiator, dwarf brick construction with UPVC double glazing to side and rear aspects, French doors to side, blue refractive glass apex roof, inset spotlights.

First Floor

Landing

Radiator, UPVC window to rear, doors to:

Bathroom



Fully tiled floor and walls, low level WC, vanity wash hand basin, panel bath with dual shower over, airing cupboard housing boiler.

Property Details.

Bedroom One



12' 9" x 10' 3" (3.89m x 3.12m) Radiator, UPVC window to rear, built in wardrobes, door to:

Bedroom Two



12' 8" x 10' 4" (3.86m x 3.15m) Radiator, UPVC window to front, built in wardrobe.

En-Suite



Tiled flooring, fully tiled walls, re-fitted white suite comprising of low level WC, vanity hand wash basin and walk in shower cubicle with integrated drench shower, UPVC window to rear, inset spotlights, extractor fan.

Bedroom Three

8' x 7' (2.44m x 2.13m) Radiator, UPVC window to rear.

Outside



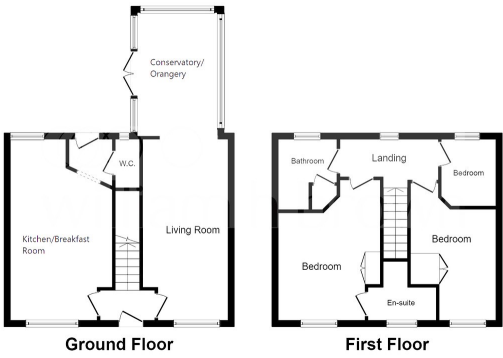
As previously mentioned the property is set in a pleasant walkway position within the development amongst a handful of homes.

Rear Garden

To the rear of the property there is a beautifully landscaped garden featuring an attractive sun deck, with the remainder being predominately laid to lawn and featuring various plants and shrubs. There is also a raised sun patio towards the rear end of the garden and a shed to remain, from here there is a gate providing access to the rear where a garage and parking can be found.

Property Details.

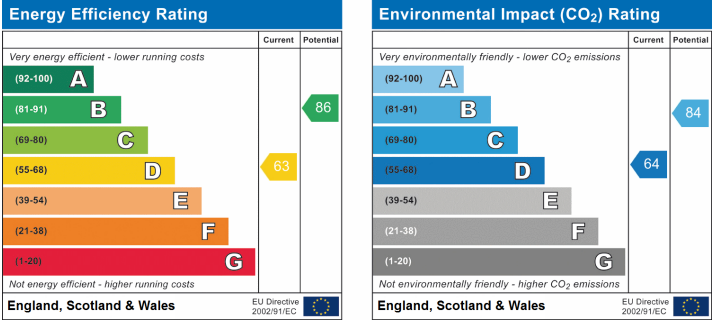
Floorplans



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.