

Guide Price

# £475,000



- Within Easy Access Of Some Of The Countries Finest
  Comprehensive & Private Education
- Early Viewing Encourage To Avoid Disappointment
- Ample Off Road Parking & Benefiting From A Double
  Garage
- Ever Popular 'Poets Corner' Location
- A Rare And Unique Split Level Bungalow
- Three Generous Bedrooms
- Set On An Elevated Position With The Garden
  Benefitting From Sunlight
- Catchment Area For Home Farm Primary School
- Private & Non Overlooked Garden

# 67 Shakespeare Road, Colchester, Colchester, Essex. CO3 4HZ.

\*\* Guide Price £475,000 to £500,000 \*\* Positioned on one of Colchester's most desirable residential roads, this impressive split-level bungalow offers a rare combination of versatile living space, tasteful interiors, and excellent functionality, ideal for families or buyers seeking a unique layout. Set across approximately 1,976 sq. ft, the home is thoughtfully arranged over two levels. The ground floor features a generous living room with large windows that flood the space with natural light, seamlessly flowing into a formal dining area, perfect for entertaining. Adjacent to this is a stylish and practical kitchen, complete with modern cabinetry, ample workspace, and room for dining.



Call to view 01206 576999



# Property Details.

#### **Ground Floor**

#### **Entrance Hallway**

#### Living Room



21' 10" x 13' 1" (6.65m x 3.99m)

#### **Dining Room**



13' 1" x 9' 2" (3.99m x 2.79m)

#### Kitchen



13' 1" x 12' 4" (3.99m x 3.76m)

#### Sun Room



22' 1" x 7' 9" (6.73m x 2.36m)

#### **Master Bedroom**



13' 11" x 13' 1" (4.24m x 3.99m)

### Property Details.

#### **Bedroom Two**



11' 1" x 9' 3" (3.38m x 2.82m)

#### **Bedroom Three**



9' 3" x 6' 7" (2.82m x 2.01m)

#### **Shower Room**



7' 10" x 6' 0" (2.39m x 1.83m)

#### Outside, Garage & Parking

#### **Double Garage**

19' 0" x 15' 1" (5.79m x 4.60m)

#### Workshop

20' 8" x 7' 3" (6.30m x 2.21m)

#### Store Room

12' 9" x 12' 6" (3.89m x 3.81m)

#### Garden



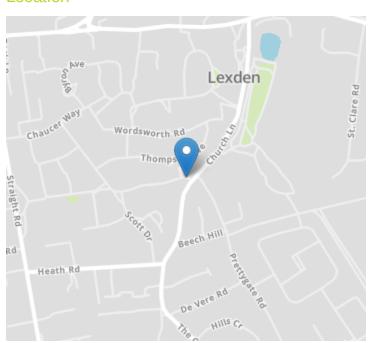
Outside, the home enjoys a well-maintained rear garden that benefits from sunlight throughout much of the day. A front driveway provides ample off-street parking, and the peaceful setting of Shakespeare Road ensures a quiet lifestyle while remaining within easy reach of Colchester's city centre, excellent schools, and local amenities. In conclusion, this home is ideally located near some of the country's finest private schools, including Colchester Royal Grammar School. It offers convenient access to the city centre, home to a wide range of shops, boutiques, and restaurants, and is well served by an excellent bus network connecting to both the city centre and Colchester's mainline station. With properties in this sought-after location rarely available, early viewing is highly recommended to fully appreciate the space and opportunity on offer.

## 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.

