



- A Charming 1930s Bay-Fronted Detached Family Home
- Approaching 2000sqft Of Accommodation
- Formal Dining Room
- Reception Room With Feature Fireplace
- Kitchen-Breakfast Room
- Utility Room
- Five Bedrooms
- First Floor Family Bathroom & En-Suite Shower Room
- Wonderful South-East Garden With Studio
- Off Road Parking On A Private Driveway & Garage

## 66 Drury Road, Colchester, Colchester, Essex. CO2 7UU.

Michaels Property Consultants are privileged with the instructions to market this charming five bedroom detached family home, situated moments from Colchester's vibrant and historic city centre and complete with a wealth of both reception and bedroom space throughout. Enjoying traditional period charm throughout, this home dates back to circa 1930, complete with bay windows to both the front and rear aspect. Key highlights include; a welcoming entrance hall, formal dining room, reception room with feature fireplace, kitchen-breakfast room, utility area, five bedrooms, first floor family bathroom & en-suite shower room. Outside, a well-manicured private and enclosed rear garden is on offer, with the benefit of a studio with full power. To the front offers off road parking on a private driveway and the benefit of a garage. Viewings are available and can be arranged via one of our consultants without delay - appointment required.



Call to view 01206 576999



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# Property Details.

## Ground Floor

### Entrance Hall

### Dining Room



11' 8" x 14' 9" (3.56m x 4.50m)

### Kitchen-Breakfast Room



18' 2" x 14' 9" (5.54m x 4.50m)

### Reception Room



14' 7" x 19' 11" (4.45m x 6.07m)

## Utility Area & W.C.

## First Floor

### Landing

### Master Bedroom



16' 2" x 12' 1" (4.93m x 3.68m)

### En-Suite Shower Room

### Bedroom Two



10' 11" x 14' 9" (3.33m x 4.50m)

# Property Details.

## Bedroom Three



14' 9" x 11' 10" (4.50m x 3.61m)

## Bathroom



7' 7" x 7' 9" (2.31m x 2.36m)

## Bedroom Four



14' 9" x 6' 11" (4.50m x 2.11m)

## Bedroom Five/Study



7' 4" x 8' 2" (2.24m x 2.49m)

## Outside, Garden, Garage & Parking

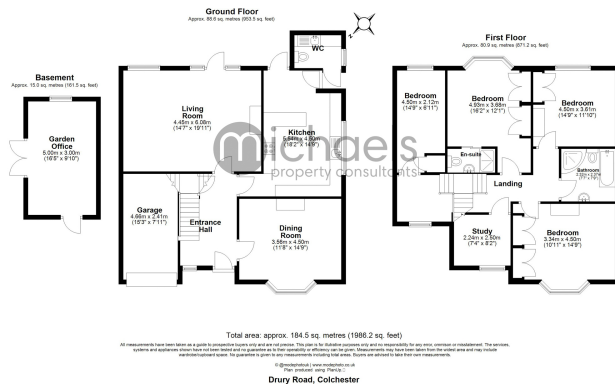


Outside, this property boasts an exceptional South-East facing rear garden. The garden commences with a patio, the ideal place for outdoor dining and seating furniture. The remainder of the garden is predominately laid to lawn, surrounded by an array of mature hedges, shrubs and plants and trees. 'The Studio' offers the ideal place to work from home, is completed with full power and could be utilised for a wide variety of different uses e.g. home gym, play room. To the front a large block paved driveway offers off road parking, whilst timber double doors provide access to a garage. Secure gated side access is also available.

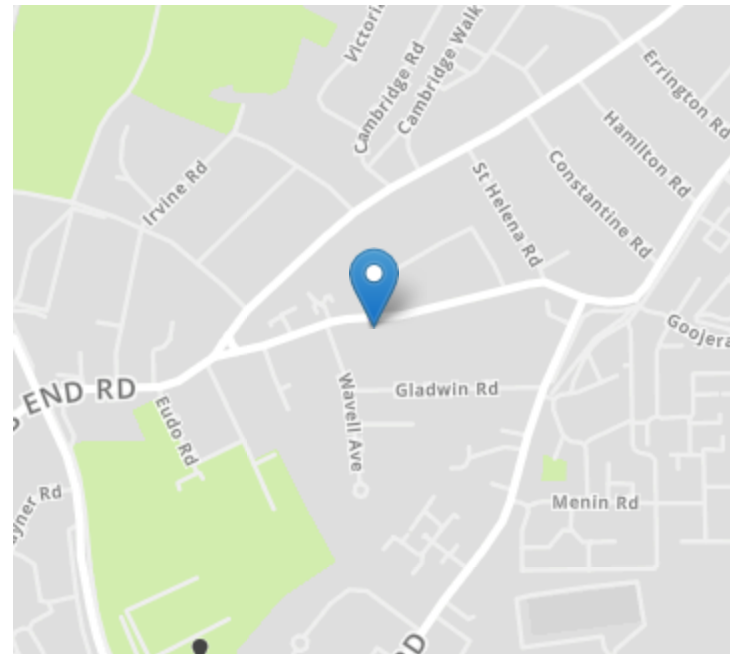


# Property Details.

## 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.