



34 Shelley Road, Colchester, Essex. CO3 4JL.

Located in the desirable Poets Corner area, this property presents an exceptional opportunity to acquire a stunning two bedroom semi-detached bungalow that has undergone an impressive reconfiguration and tasteful renovation by its current owner. Upon entering the property, you are immediately greeted by a spacious hallway, with a sense of style and modernity. The fully open plan kitchen/living area is the heart of the home, offering a spacious and inviting environment for both relaxing and entertaining. The kitchen boasts a range of sleek, modern fitted units, providing ample storage space for all your culinary needs. A convenient breakfast bar adds a touch of elegance and serves as a perfect spot for casual dining or socializing with guests.



- A Fine Example Of A Two Bedroom Semi Bungalow
- Tastefully Decorated & Finished Throughout
- Two Well Portioned Bedrooms
- Modern Shower Suite
- Open Plan Kitchen/Living Area/Breakfast Bar
- Large & Generous Enclosed Private Rear Garden
- Located In The Highly Regarded Poets Corner Area
- Recently Undergone A Full Programme Of Refurbishment
- Within Easy Access Of Some Of The Countries Finest Comprehensive & Private Education
- Early Viewing Encourage To Avoid Disappointment

Property Details.

Ground Floor

Hallway

Entrance door into hallway, Karndean flooring throughout, radiator, inset storage cupboard, access to loft hatch.

Bedroom One



13' 9" x 10' 8" (4.19m x 3.25m) UPVC window to front aspect with fitted shutters, radiator, space for wardrobes.

Bedroom Two



11' 7" x 11' 5" (3.53m x 3.48m) UPVC window to front aspect, radiator, space for wardrobes.

Shower Suite



8' 4" x 6' 5" (2.54m x 1.96m) Shower cubicle, low level W.C, hand wash basin, Obscured window to side aspect, chrome heated towel rail, Victorian style mosaic vinyl flooring.

Kitchen



12' 3" x 11' 2" (3.73m x 3.40m) Full range of high gloss eye level units, cupboards and work surfaces, range electric oven with five ring gas hob, space for washing and fridge/freezer, integrated dishwasher, UPVC window to front aspect, large breakfast bar area, open access into:

Property Details.

Living Room



14' 3" x 14' 0" (4.34m x 4.27m) UPVC window and door to garden area, gas log burner, Karndean wood effect flooring, radiator, spot lighting throughout.

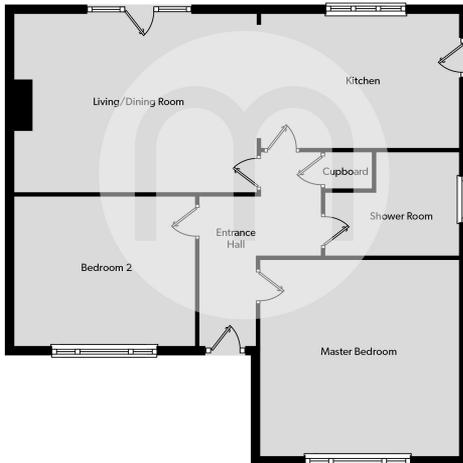
Outside



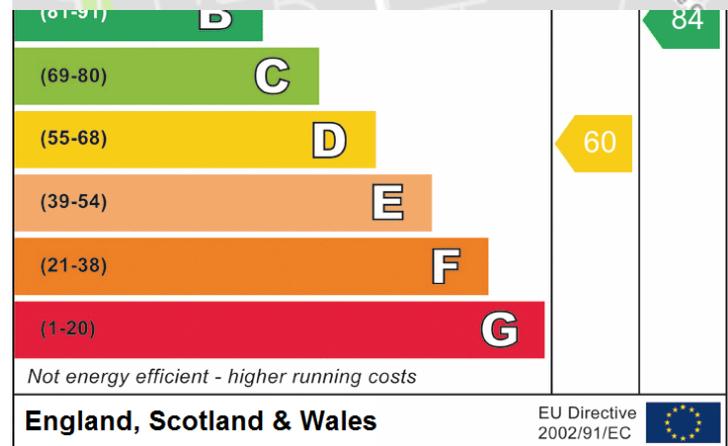
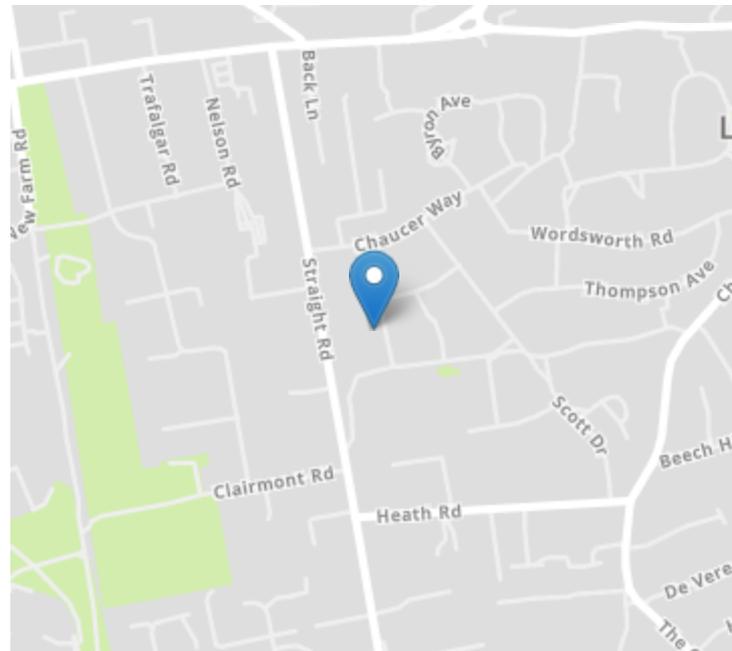
As previously mentioned the garden is fully enclosed and offers a great sense of privacy backing onto a pleasant woodland. To the front of the garden offers a small patio area, ideal for alfresco dining or entertaining. The remainder of the garden is predominantly laid to lawn, surrounded by panel fencing with a large shed and summer house both to remain. To the front of the property offers a newly laid driveway with a cobble stone effect and shingle path, offering parking for numerous vehicles with gated side access.

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.