



- Guide Price £425,000 - £450,000
- Residing On The Highly Desirable Drury Road Within Hamilton School Catchment
- Four Well Proportioned Bedrooms
- First Floor Bathroom And Downstairs Cloakroom
- Rarity Of A Driveway Providing Off Road Parking & A Garage
- Good Size Rear Garden

57 Drury Road, Colchester, Essex. CO2 7UU.

GUIDE PRICE £425,000 - £450,000 Situated on the sought after 'Drury Road' is this deceptively spacious four bedroom 'Bay Fronted' semi-detached house offering generous accommodation over two floors of almost 1200sqft. Positioned to the south of Colchester within a short walk to the Colchester Train Station and Town Centre with its vast array of desirable shops and restaurants and also within catchment area for one of Colchester's most highly regarded school Hamilton Primary. This typical 1930's bay fronted home has been well maintained by the current owners and boast spacious accommodation throughout.

Call to view 01206 576999



Property Details.

Ground Floor

Reception Hall

With stairs rising to the first floor, under-stairs storage cupboard, radiator and doors off to;

Living Room



16' 0" x 12' 0" (4.88m x 3.66m) With UPVC Bay window to front, radiator, feature fireplace.

Dining Room



18' 0" x 10' 0" (5.49m x 3.05m) With UPVC sliding patio door to rear, radiator.

Kitchen/Breakfast Room



18' 0" x 7' 0" (5.49m x 2.13m) With work-surfaces with cupboards and drawers under, wall mounted cupboards over, integrated oven, four ring hob, integral washing machine, stainless steel sink and drainer set into surface, space for fridge/freezer, radiator, breakfast bar, UPVC window to rear and door to;

Rear Lobby

Door to rear garden and door to;

WC

Low level WC and wall mounted wash hand basin, UPVC window to side.

First Floor

Landing

With doors to;

Bedroom One



12' 0" x 9' 0" (3.66m x 2.74m) With UPVC window to front, radiator and built-in mirror fronted wardrobes.

Property Details.

Bedroom Two



12' 0" x 9' 0" (3.66m x 2.74m) With UPVC window to rear, radiator.

Bedroom Three



10' 10" x 7' 0" (3.30m x 2.13m) With UPVC window to rear, radiator, built in cupboard.

Bedroom Four

9' 0" x 7' 0" (2.74m x 2.13m) With UPVC window to front, radiator.

Family Bathroom



With UPVC obscure window, panel enclosed bath with shower attachment over, double shower cubicle, low level WC, wall mounted wash hand basin, heated towel rail.

Outside

Rear Garden



To the rear, the current owners have taken great pride in maintaining the rear garden which measures an impressive 190ft in length. The garden offers a generous patio area, garden shed and also a further area located to the rear. The garden is also enclosed by panel fencing and with a rear gate leading to the allotments to the rear.

Front Of The Property

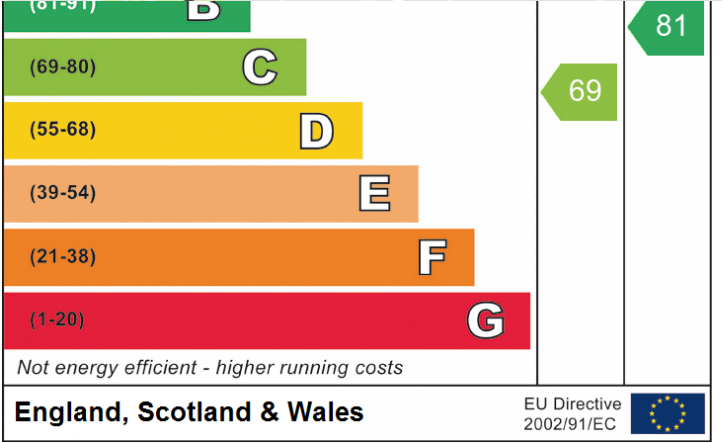
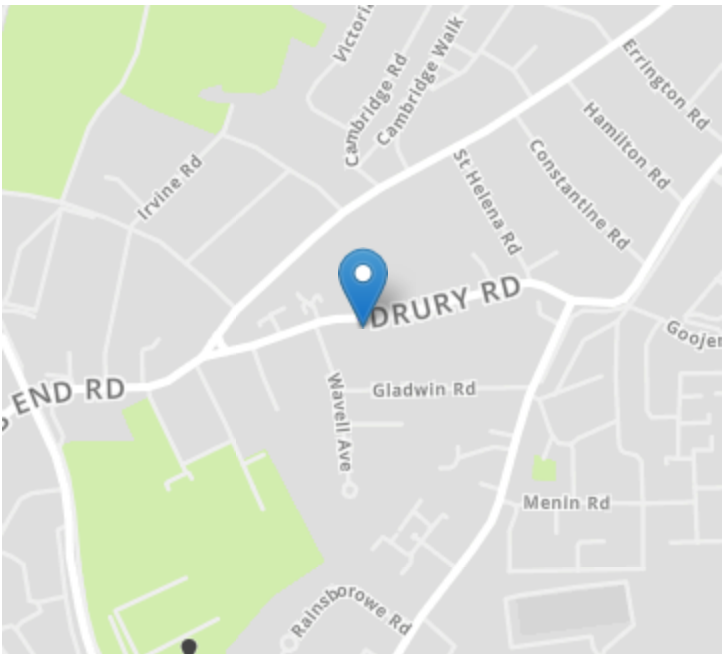
To the front of the home there is a front garden which is enclosed by low brick walling, a block paved driveway providing off road parking and access to the garage. Further parking can also be found on Drury Road.

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.