



14 Shrub End Road, Colchester, Colchester, Essex. CO2 7XD.

A charming and deceptively spacious example of a three bedroom semi-detached period home, situated within a desirable area of Colchester's historic city centre and offering an abundance of both reception and bedroom space throughout. Within easy access of some of city's finest comprehensive and private education choices, a short walk to the city centre and home to; an array of independent shops, boutiques, bars and restaurants, it proves to be the ideal home for the expanding modern day family.

- A Charming & Deceptively Spacious Three Bedroom Semi-Detached Period Home
- Close To An Array Of Education Choices & Amenities
- Herringbone Flooring
- Beautiful Reception Room & Feature Fireplace
- Formal Dining Room
- Large Kitchen-Diner
- Master Bedroom With En-Suite Shower Room
- First Floor Family Bathroom
- Three Double Bedrooms
- Generously Sized Private & Enclosed Rear Garden



Property Details.

Ground Floor

Entrance Hall

22' 0" x 5' 3" (6.71m x 1.60m) Entrance door to front aspect, stairs to first floor with central carpet runner, dado rail, herringbone flooring, radiator, access and doors to:

Reception Room



13' 4" x 11' 7" (4.06m x 3.53m) Feature bay window to front aspect, herringbone flooring, feature fireplace with mantle and hearth, communication points, radiator, fitted shelf units

Dining Room



12' 0" x 9' 4" (3.66m x 2.84m) Door and window to rear aspect (leading to rear garden), wood effect flooring, feature fireplace, fitted shelf units

Kitchen



21' 7" x 9' 8" (6.58m x 2.95m) Mosaic tiled floor, patio doors to side aspect, glazed door to rear aspect, window to side aspect, feature wall panelling, radiator, space for fridge/freezer, inset storage, a range of base and eye level units with worksurfaces over, inset sink, drainer mixer tap over, tiled splashback, space for dishwasher, washing machine, gas cooker with extractor fan over

First Floor

First Floor Landing

24' 4" x 5' 3" (7.42m x 1.60m) Stairs to ground floor, dado rail, airing cupboard, doors and access to:

Master Bedroom



13' 4" x 15' 3" (4.06m x 4.65m) Bay window to front aspect, radiator, access to:

Property Details.

En-Suite Shower Room



7' 6" x 5' 3" (2.29m x 1.60m) Window to front aspect, W.C, wash hand basin, mosaic tiled floor, shower cubicle with tiled wall finish

Family Bathroom



Window to side aspect, herringbone floor, pedestal wash hand basin, foot claw bath with shower host attachment, W.C, feature wall panelling, radiator

Bedroom Two



12' 1" x 9' 5" (3.68m x 2.87m) Window to rear aspect, radiator

Outside & Garden



Outside, a large private and enclosed rear garden awaits. Commencing with a block-paved patio and raised decking area, it presents itself as the ideal place for al-fresco dining and peaceful reflection. The remainder of the garden is predominately laid to lawn and is complimented with an array of mature hedges, plants and trees. To the rear, a children's play area is featured and surrounded by artificial lawn. Boundaries are formed by panel fencing and there is a gate providing secure side access.

Bedroom Three



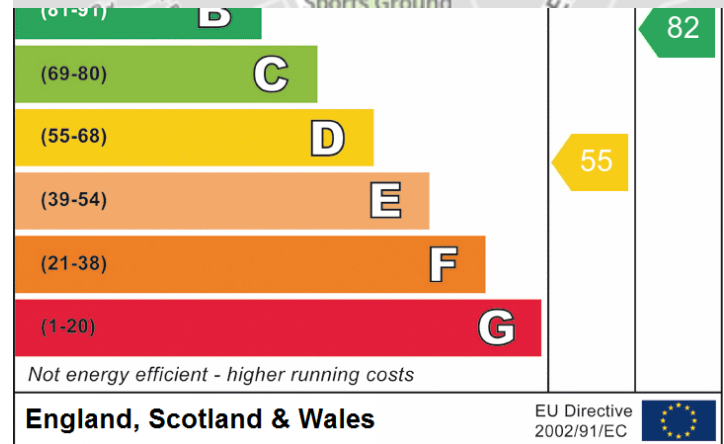
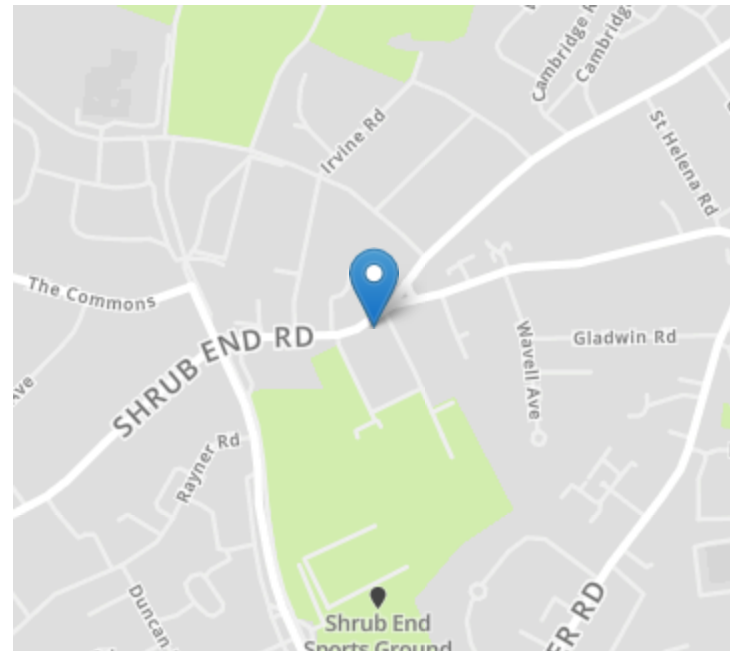
13' 0" x 9' 7" (3.96m x 2.92m) Window to rear aspect, radiator

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.