



- Guide Price £400,000 - £425,000
- Executive Five Bedroom Link-Detached Residence
- Five Double Bedrooms
- Family Bathroom Suite & Two En-suite Bathrooms
- 24' Living/Dining Room
- Contemporary High Specification Kitchen With Integrated Bosch Appliances
- Downstairs Cloak Room
- Detached Garage & Parking

34 Shepherd Drive, Colchester, Essex. CO4 5BW.

Guide Price £400,000 - £425,000 An excellent example of an executive five bedroom link-detached residence, situated within moments of Colchester's General Hospital & Colchester's North Station, offering direct links and unrestricted access to London Liverpool Street Station. This improved family home offers a wealth of both living and bedroom accommodation throughout and is ideal for the expanding family. The accommodation is evenly distributed across three floors, with the ground floor accommodation comprising of a welcoming entrance hall of which leads on to an impressive 28ft 'L-shape' living/dining area, featuring dual aspect windows and french doors out on to a private rear garden.



Property Details.

Entrance Hall

15' 0" x 6' 4" (4.57m x 1.93m) UPVC entrance door to front aspect, wood floor throughout, stairs to first floor, under-stairs storage, spotlights, further doors to:

Living Room



28' 4" x 15' 0" (8.64m x 4.57m) UPVC windows to front and side aspect, radiators, UPVC french doors to rear aspect, gas feature fireplace, inset spotlights, telephone & satellite TV ariel point, spotlights

Kitchen/Breakfast Room



15' 0" x 10' 4" (4.57m x 3.15m) Feature centre island with breakfast bar and soft closing draw units, high gloss grey tone base and eye level units with working surfaces over, inset gas hob with extractor fan over, inset sink, drainer with chrome mixer tap over, integrated dishwasher, integrated BOSCH oven and grill, integrated washing machine, integrated fridge/freezer, UPVC window to front aspect, UPVC garden door to rear aspect, spotlights

Downstairs W.C

W.C, radiator, pedestal wash hand basin, UPVC window to side aspect, consumer unit

First Floor

First Floor Landing

Stairs to ground floor + second floor, airing cupboard housing gas boiler, UPVC window to front aspect, spotlights, further doors to,:

Bedroom Two



12' 9" x 12' 3" (3.89m x 3.73m) UPVC windows to front aspect, TV ariel point, built in wardrobe, spotlights, further door to:

Ensuite Bathroom



W.C, shaver point, pedestal wash hand basin, UPVC window to side aspect, radiator

Property Details.

Bedroom Three



15' 1" x 13' 0" (4.60m x 3.96m) Radiator, built in x2 wardrobes, x2 UPVC window to rear aspect, spotlights

Bedroom Five

7' 2" x 8' 7" (2.18m x 2.62m) Radiator, UPVC window to rear aspect, spotlights

Family Bathroom

W.C, pedestal wash hand basin, panel bath, radiator, UPVC window to front aspect, shaver point

Second Floor

Second Floor Landing

Stairs to first floor, storage cupboard, doors to:

Master Bedroom



20' 4" x 12' 9" (6.20m x 3.89m) Radiator x3, UPVC window to front aspect, spotlights, open plan to:

Dressing Area



6' 4" x 7' 3" (1.93m x 2.21m) Built in wardrobes, radiator, velux to side aspect, door to:

Ensuite Bathroom

W.C, panel bath, pedestal wash hand basin, shower cubicle, storage cupboard, radiator, spotlights, UPVC to rear aspect

Bedroom Four

9' 1" x 13' 3" (2.77m x 4.04m) Velux window to rear aspect, radiator, telephone point, UPVC window to front aspect.

Garden, Parking & Garage



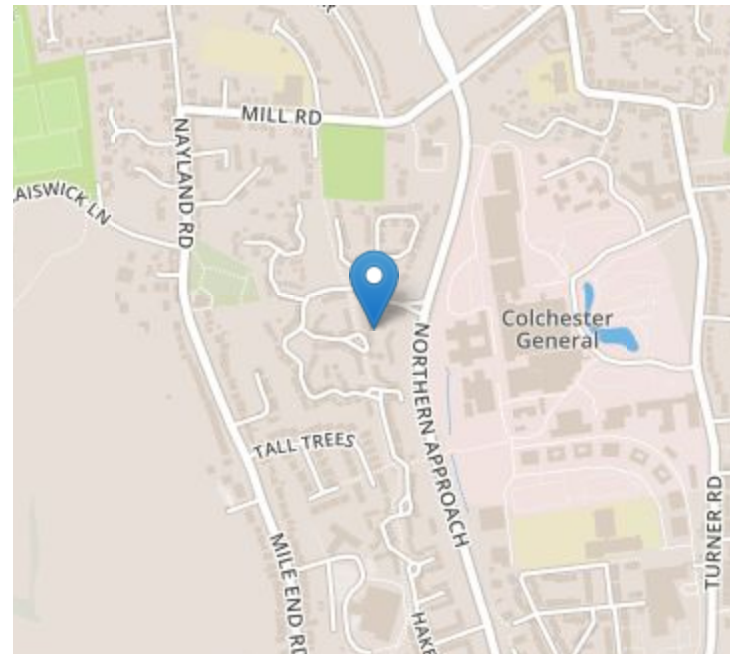
This detached family home benefits from a sizeable private rear garden, featuring a large raised patio area, ideal for outdoor dining furniture. The patio features a shingle border with bamboo trees to the rear allowing for maximum privacy. There is a gate providing side access to a private parking space for the property, with further parking easily accessible on road.

There is a benefit of a detached garage with full power and an electric up and over door.

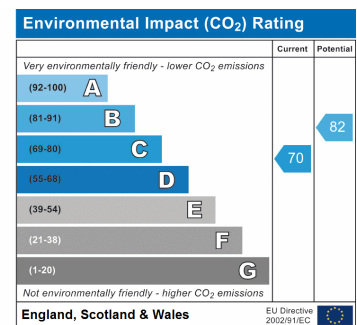
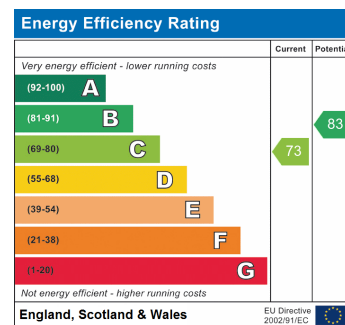
Property Details.

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.