



- A Substantial Four Bedroom Detached Family Home
- South Of Colchester's City Centre
- Offering An Abundance Of Reception & Living Space Throughout
- Added Benefit Of A Double Garage & Off Road Parking
- Large Living Room
- Modern Kitchen-Diner With A Range Of Integrated Appliances
- Family Room/Study
- Downstairs Cloakroom
- Four Generous Bedrooms
- En-Suite To Master Bedroom & Separate Family Bathroom Suite
- Added Luxury Of A Conservatory

149 Shrub End Road, Colchester, Essex. CO3 4RE.

Guide Price £575,000 - £600,000 A substantial four bedroom detached family home, favourably positioned on Shrub End Road to the South of Colchester and enclosed by mature hedge row. Offering a wealth of both reception and bedroom space throughout, this home presents itself as the ideal property for the expanding modern day family. Within easy access of the city centre it is therefore home to; an array of shops, restaurants/bars and leisure facilities. This home is also within moments of an array of educational choices, both primary and secondary, as well as connected to further areas of the city by a well supported bus network.



Property Details.

Ground Floor

Entrance Hall

15' 0" x 5' 8" (4.57m x 1.73m) Entrance door to front aspect, radiator, understairs storage, wood effect flooring, window to front aspect, stairs rising to first floor, access to:

Downstairs Cloakroom

W.C, vanity wash hand basin, radiator

Living Room



16' 0" x 12' 3" (4.88m x 3.73m) Window to rear aspect, retractable doors providing access to conservatory, feature fire place, communication points, radiator, access to:

Conservatory



13' 9" x 10' 9" (4.19m x 3.28m) A fully double glazed conservatory comprising of UPVC windows to all aspects, doors to rear garden, wood effect flooring, wall mounted electric heater

Dining Room



11' 6" x 11' 3" (3.51m x 3.43m) Window to front aspect, radiator

Kitchen-Diner



12' 1" x 14' 7" (3.68m x 4.45m) A high specification kitchen-diner comprising of; a range of modern fitted base and eye level units with granite work surfaces over, inset electric fan assisted oven and grill, wine fridge, fridge/freezer, dishwasher, hob with granite splashback and extractor hood over, glazed wall mounted unit, inset stainless steel sink, 1/2 sink, drainer and chrome mixer tap over, breakfast bar with space for bar stalls under, inset spotlights, wood effect flooring, washing machine, windows to rear aspect, door to rear aspect, inset spotlights, vertical radiator

Snug/Study

11' 3" x 6' 9" (3.43m x 2.06m) Window to front aspect, radiator

First Floor

First Floor Landing

Stairs to ground floor, airing cupboard, radiator, loft access above, access and doors to:

Property Details.

Master Bedroom



13' 9" x 10' 5" (4.19m x 3.17m) Window to front aspect, built in wardrobes, radiator, door to:

En-Suite Shower Room



W.C, wash hand basin, large shower cubicle, chrome wall mounted heated towel rail

Bedroom Two



12' 3" x 9' 9" (3.73m x 2.97m) Window to front aspect, built in wardrobe, radiator, wood effect flooring

Bedroom Three

11' 9" x 10' 5" (3.58m x 3.17m) Window to rear aspect, radiator

Bedroom Four

10' 5" x 9' 3" (3.17m x 2.82m) Window to front aspect, radiator

Family Bathroom

First floor family bathroom suite comprising of; panelled bath with shower over and glass screen, tiled walls, wood effect flooring, W.C, wash hand basin, chrome wall mounted towel rail, window to rear aspect

Outside, Garden, Garage & Parking



Commanding a corner plot position, this property boasts an exceptional rear garden. Commencing with a generous patio area and accessible via both the conservatory and kitchen, the patio presents itself as the ideal space for an outdoor dining table and chairs. The remainder of the garden is predominately laid to lawn, with boundaries formed by panel fencing and there is also secured gated access to the rear. An array of mature hedges, shrubs and plants are featured throughout also.

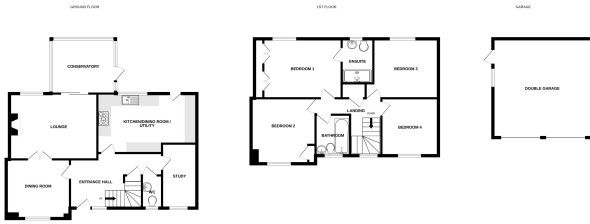
This substantial family home also benefits from a double garage, with the added benefit of access from the garden and full power. Two up-and-over doors lead out on to a private driveway, offering off road parking. To the front of the house, a lawned front garden is also on offer, with additional parking for one vehicle and is set back from the road with mature hedge row.

Additional Information

Please be advised the EPC and floorplan have been ordered and will be uploaded to the listing shortly.

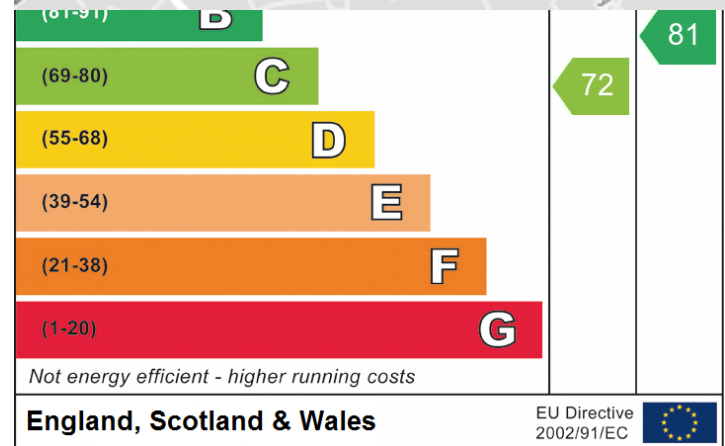
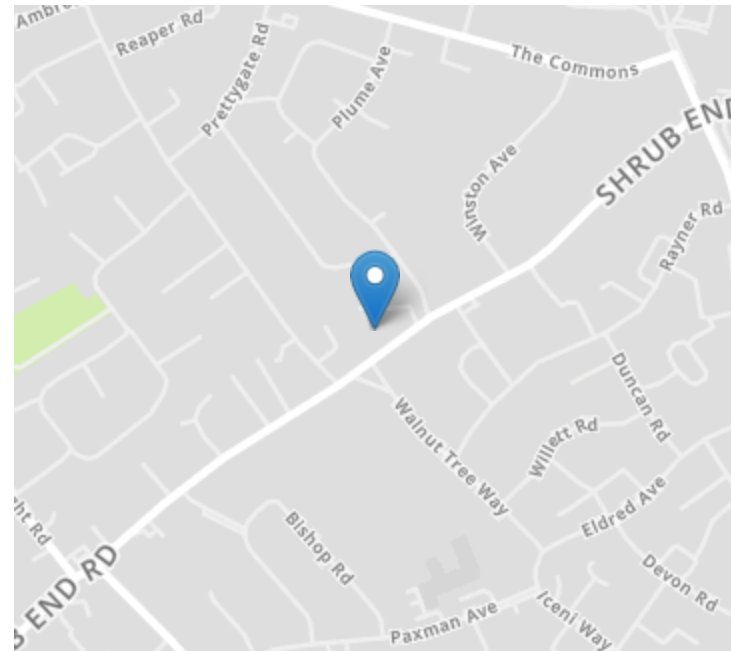
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor levels, rooms and any other such details are approximate only. It is recommended that any prospective purchaser should verify the accuracy of the floorplans and any other such details by site inspection or by other means. The floorplans are provided as a guide only and should not be used as such by any prospective purchaser. The floorplans are provided as a guide only and should not be used as such by any prospective purchaser. The floorplans are provided as a guide only and should not be used as such by any prospective purchaser. The floorplans are provided as a guide only and should not be used as such by any prospective purchaser.

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.