



- Four Bedroom Semi-Detached Family Home
- Extended & Improved
- Three Double Bedrooms & Study/Fourth Bedroom
- Warm & Inviting Reception Room
- Focal Kitchen/Family/Dining Room
- Neff Appliances & Herringbone Flooring
- First Floor Tiled Family Bathroom
- En-Suite To Master Bedroom
- Private & Enclosed Rear Garden
- Outdoor Garden Room/Office With Full Power
- Off Road Parking

13 Drury Road, Colchester, Colchester, Essex. CO2 7UZ.

****Guide Price £400,000 - £425,000**** Michaels Property Consultants are delighted to present to market this improved four bedroom semi-detached family home, extended and improved throughout and believed to originally date back to late 1920's, whilst being situated the popular location that is Drury Road, Colchester, Location here is key, set within a city centre position and moments from an array of excellent amenities, shops and leisure facilities. It is also within striking distance of an array of favourable primary and secondary educational options, also including private and grammar schooling. For the avid dog walker, Abbey Fields is close by and also provides the ideal recreational place for children and young families. Viewings can be arranged via one of our consultants and we encourage early internal inspections to be appreciate the generous accommodation on offer.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, radiator, under-stairs storage cupboard, doors and access to:

Reception Room



5.47m x 3.74m (17' 11" x 12' 3") Bay window to front aspect, radiator, communication points

Kitchen/Dining/Family Room



7.62m x 3.43m (25' 0" x 11' 3") Focal kitchen/dining/family room comprising of; an array of base and eye level fitted units with stone work surfaces over, central island with stone work surfaces over and breakfast bar with space for stalls under, inset hob, integrated Neff Ovens, inset fridge/freezer, inset sink with mixer tap, herringbone flooring throughout, inset spotlights, sky lantern, inset storage cupboard, radiator, feature wall panelling, window to side aspect, over sized glazed doors to rear aspect leading to rear garden

First Floor

First Floor Landing

Window to side aspect, doors and access to:

Family Bathroom



2.4m x 2.1m (7' 10" x 6' 11") Window to rear aspect, W.C., pedestal wash hand basin, jacuzzi style bath with shower over and screen, tiled wall finish, inset cupboard

Bedroom Two



4.3m x 3.2m (14' 1" x 10' 6") Bay window to front aspect, feature fireplace, radiator

Property Details.

Bedroom Three



3.6m x 3.3m (11' 10" x 10' 10") Window to rear aspect, radiator

Bedroom Four

2.3m x 2.1m (7' 7" x 6' 11") Window to front aspect, radiator

Second Floor

Master Bedroom



4.65m x 2.87m (15' 3" x 9' 5") Velux windows to front aspect, patio doors (Juliet balcony) to rear aspect, radiator, eaves storage, access to:

En-Suite Shower Room



Vanity wash hand basin, W.C., shower cubicle with contrasting matte black shower heads, inset spotlights, window to rear aspect

Outside, Garden, Garden Room & Office



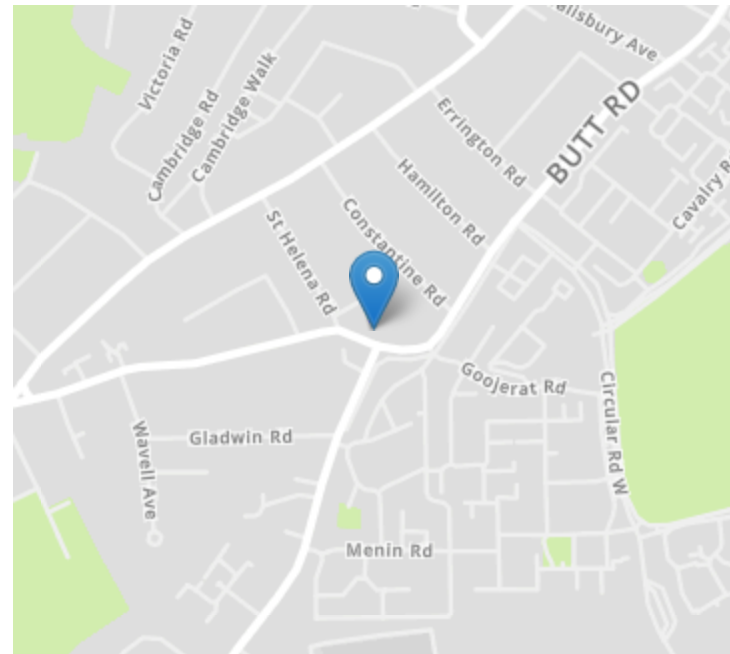
Outside, the property boasts a private and enclosed rear garden. The garden commences with an expansive patio area, ideal for outdoor seating and al-fresco dining. The rear extension is complimented with outdoor lighting, whilst the remainder of the garden is predominately laid with artificial lawn. A pathway leads to the rear of the garden, were a large outdoor office/garden room can be found benefitting from full power and double glazing. The garden also features two mature trees. To the front, off road parking is available on a private driveway.

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.