



Shakespeare Road | Colchester | CO3 4HZ

FINE & COUNTRY



# OVERVIEW

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Situated on the highly desirable west side of Colchester, this beautifully presented and extended four bedroom detached home offers generous and versatile accommodation perfectly suited to modern family living. The property has been thoughtfully enhanced to include solar panels for improved energy efficiency and an EV charging point.

The home offers spacious living areas, well designed bedrooms, and a layout that flows effortlessly, while outside you'll find a private garden ideal for families and entertaining.

The location is exceptionally convenient, with excellent access to well regarded schools, and transport links.















# STEP INSIDE

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## STEP INSIDE

The welcoming entrance hall leads to a bright hallway featuring a striking staircase with glass balustrade and a useful under-stairs storage cupboard. The ground floor offers a spacious dining room measuring 9'10" x 18'1", ideal for family gatherings, and an impressive living room (16'8" x 17'11" max) with a modern white ceramic fireplace with gas inset, creating a stylish focal point.

The heart of the home is the elegant kitchen (12'6" x 10'11"), fitted with classic shaker-style cabinetry, sleek white quartz countertops, a breakfast bar, and integrated appliances, complemented by a practical utility room and an integral garage (18'11" x 9'2") for secure parking and storage.

Upstairs, the landing continues the glass balustrade theme and leads to four generously sized bedrooms, two large doubles (12' x 13'11" and 12' x 14'5"), an extended bedroom (18'7" x 9') offering flexibility as a guest suite or home office, and a versatile fourth bedroom (10'1" x 9'9"). All rooms are served by a family bathroom (8'3" x 9'4").





# STEP OUTSIDE

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Step outside to discover a beautifully kept rear garden that enjoys generous sunlight for most of the day. It opens with a spacious patio-perfect for alfresco dining, summer gatherings, or simply relaxing outdoors. Beyond the patio, a lush lawn stretches out, bordered by secure panel fencing for privacy and safety. A handy garden shed offers additional storage space.

At the front of the property, a private driveway provides ample off-road parking and leads to an integral garage. For added convenience and sustainability, the home is equipped with solar battery storage and an electric vehicle (EV) charging point.

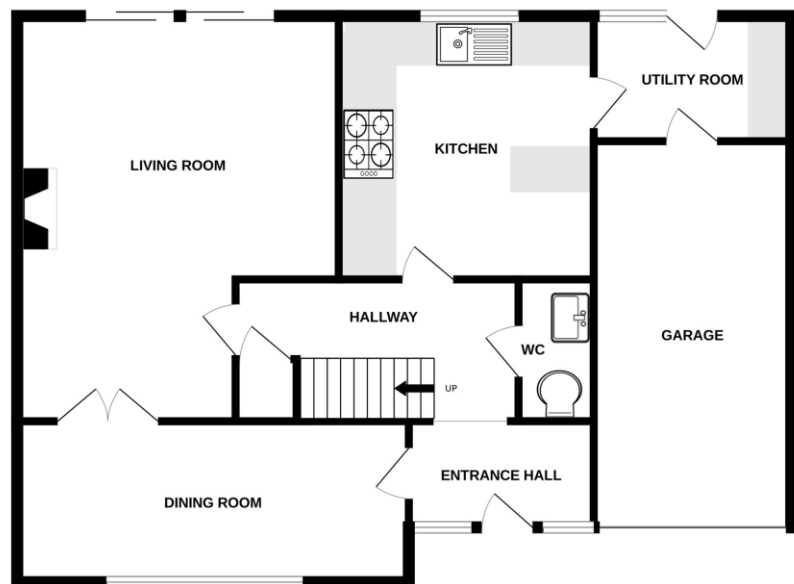
## THE LOCATION

Shakespeare Road is set in the desirable Lexden area of Colchester, offering a quiet residential feel with excellent amenities nearby. Families benefit from access to highly rated schools, while frequent bus services provide easy travel to the city centre. The property is also just a short drive from the A12, making it ideal for commuters heading to Chelmsford, Ipswich, or London.

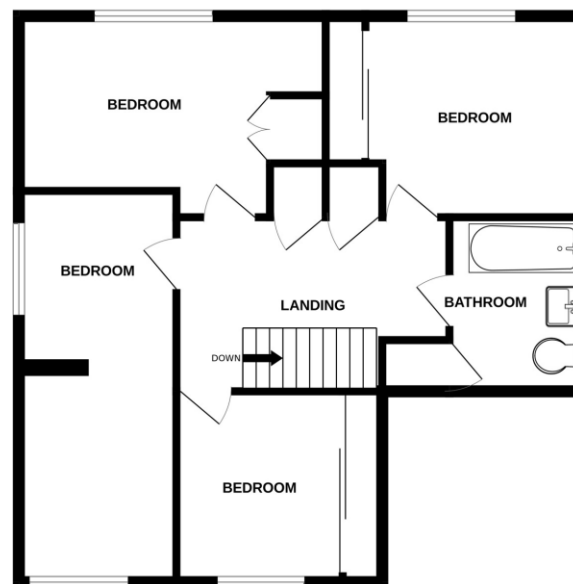
## FEATURES

- Generous living space throughout
- Electricity supported by Solar Panels and Battery Storage together with an EV Charging point
- Off Street Parking on Driveway for up to 4 cars
- Manageable gardens to the front and rear of the property
- Cavity Wall insulation and Loft Insulation
- Gas Boiler providing Central Heating, Solar Power for Hot Water Heating
- Feature Gas Fire in Lounge
- South facing Rear Garden

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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KAREN  
GANDERTON  
BRANCH

follow Fine & Country Colchester on







Fine & Country Colchester  
Tel: +44 01206 878155  
colchester@fineandcountry.com  
99 London Road, Stanway, Colchester, Essex, CO3 0NY

F&C  
fineandcountry.com™