



Shepherd Drive | Colchester | CO4 5FA

FINE & COUNTRY

OVERVIEW

We are delighted to present this modern four bedroom home offering beautifully presented accommodation throughout and an enviable blend of space, comfort and practicality.

Thoughtfully designed for modern family living, the home features a well equipped contemporary kitchen with utility area, multiple reception areas, two en suite bedrooms and a well maintained garden that is perfect for outdoor relaxation.

With a double garage, excellent road and rail links, and local amenities close by, this property represents an exceptional opportunity in a sought after location.









STEP INSIDE

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From the welcoming entrance hall, the ground floor unfolds into a series of well-proportioned and versatile living spaces. The elegant living room is a highlight of the home, featuring a fireplace and double doors opening directly onto the garden, creating a wonderful sense of light and flow.

To the front, a separate dining room offers an ideal setting for formal meals, while the study provides a quiet space for those working from home. The beautifully appointed kitchen is a standout feature, combining contemporary design with practical functionality. It offers sleek modern cabinetry, quality appliances, and a convenient boiler tap for instant hot water. The kitchen is further complemented by a practical utility space, ideal for busy family life. Double doors from the kitchen open directly onto the garden, ensuring a seamless connection between indoor and outdoor living and making the room perfect for both everyday use and entertaining.

Upstairs, the principal bedroom enjoys its own en-suite, while the guest bedroom also benefits from an en-suite bathroom, perfect for visiting family or older children. Two further bedrooms are served by a contemporary family bathroom, all arranged around a bright central landing.



STEP OUTSIDE

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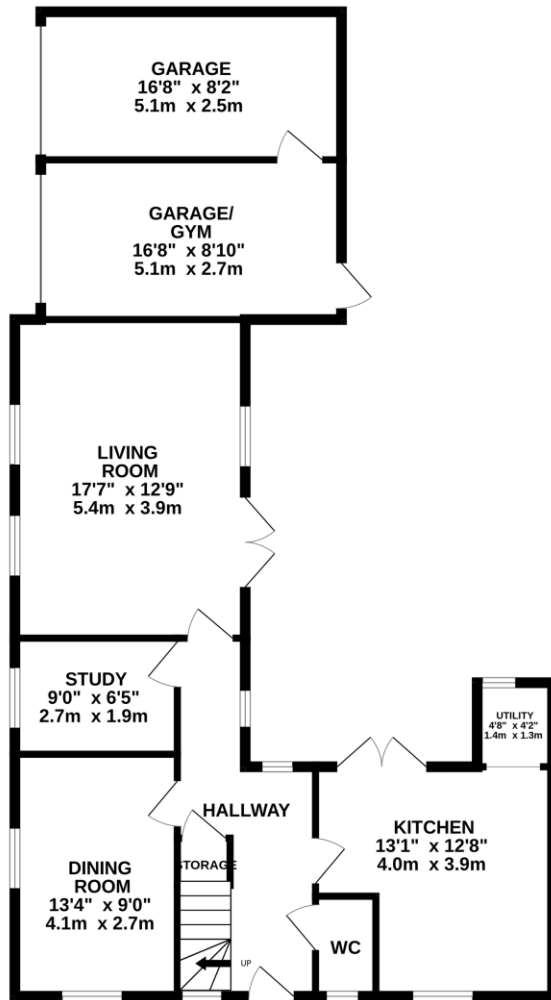
The rear garden is mature, private and thoughtfully maintained, featuring a low maintenance lawn and an attractive patio area ideal for entertaining or relaxing in the warmer months. The property also includes a double garage, offering excellent storage, workshop potential or secure parking.

LOCATION

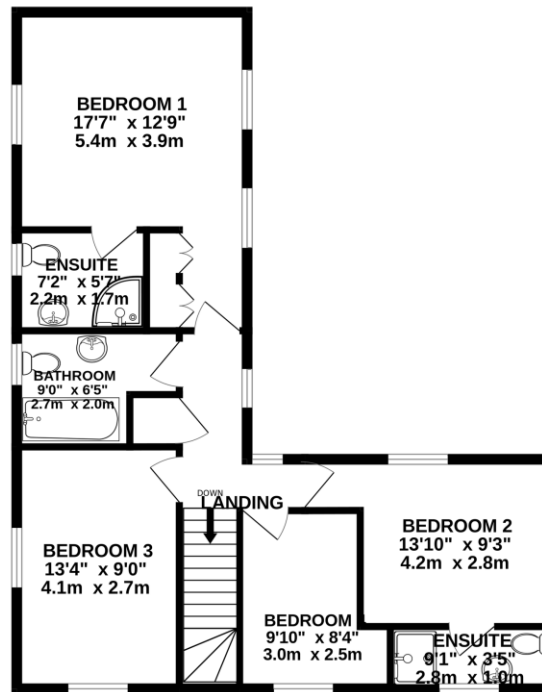
The property is located in the popular Mile End area of Colchester, a family friendly area with local shops including Co op Daily and M&S Food, plus restaurants, pharmacies and GP services all within easy reach. Colchester Railway Station is just over a mile away, offering regular services to London and surrounding towns, while nearby bus stops and easy access to the A12 and A120 make travelling around the region straightforward.

The area is popular with families thanks to several well rated schools close by, including Myland Community Primary School and Queen Boudica Primary School, both rated Good, along with The Gilbert School, rated Outstanding, just a short distance away.

GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.2 sq.m.) approx.

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 architect, customer and professional shown have not been tested and are not registered.

ELLIOT LEVY
SENIOR PROPERTY
CONSULTANT

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Fine & Country Colchester

Tel: +44 01206 878155

colchester@fineandcountry.com

99 London Road, Stanway, Colchester, Essex, CO3 0NY

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fineandcountry.com