



5 STERLING CLOSE

COLCHESTER, ESSEX, CO3 9DP

NP NICHOLAS
PERCIVAL

Enjoying quiet in a cul-de-sac location, within easy reach of shops and amenities is this vastly improved and extended three-bedroom detached bungalow, offered with no onward chain.

The bungalow comprises a living room, kitchen / dining room, utility room, two bedrooms benefiting from en-suite shower rooms in addition to a separate bathroom.

Off Road Parking | Council Tax Band D

Tenure Freehold | EPC C | No Onward Chain



Property

Approached via a block paved driveway offering ample parking. The spacious living room with oriel box-bay window has a gas fire and feature surround. Double doors to the rear of the living room lead through to the impressive kitchen/diner/family room. The kitchen area comprises matching base and wall units, with a wood effect work surface and tiled splashbacks. Integrated appliances include double oven, fridge/freezer, dishwasher, 5 ring gas hob with extractor and butler style sink. The dining area provides ample space for table and chairs. Double doors to the rear provide access to the garden. A utility room with base and wall mounted units, worksurface, stainless steel sink and drainer and space and plumbing for washing machine and separate dryer, is located just off the kitchen with

door to the rear garden. The family bathroom is comprised of low level WC, bath and a pedestal hand basin. The master bedroom has large fitted wardrobes with mirror fronted sliding doors. An ensuite bathroom adjoins the master bedroom. The good sized second bedroom also has an ensuite, in the area formerly occupied by the garage. The accommodation is concluded with a third bedroom.

Outside

The rear garden has a raised decked seating area, this leads down to a paved patio. The remainder is covered with recently fitted high quality artificial grass. A large shed on a solid concrete base will remain. The enclosed and highly secluded rear garden can be accessed from the front via a secure gated side entrance.

Situation

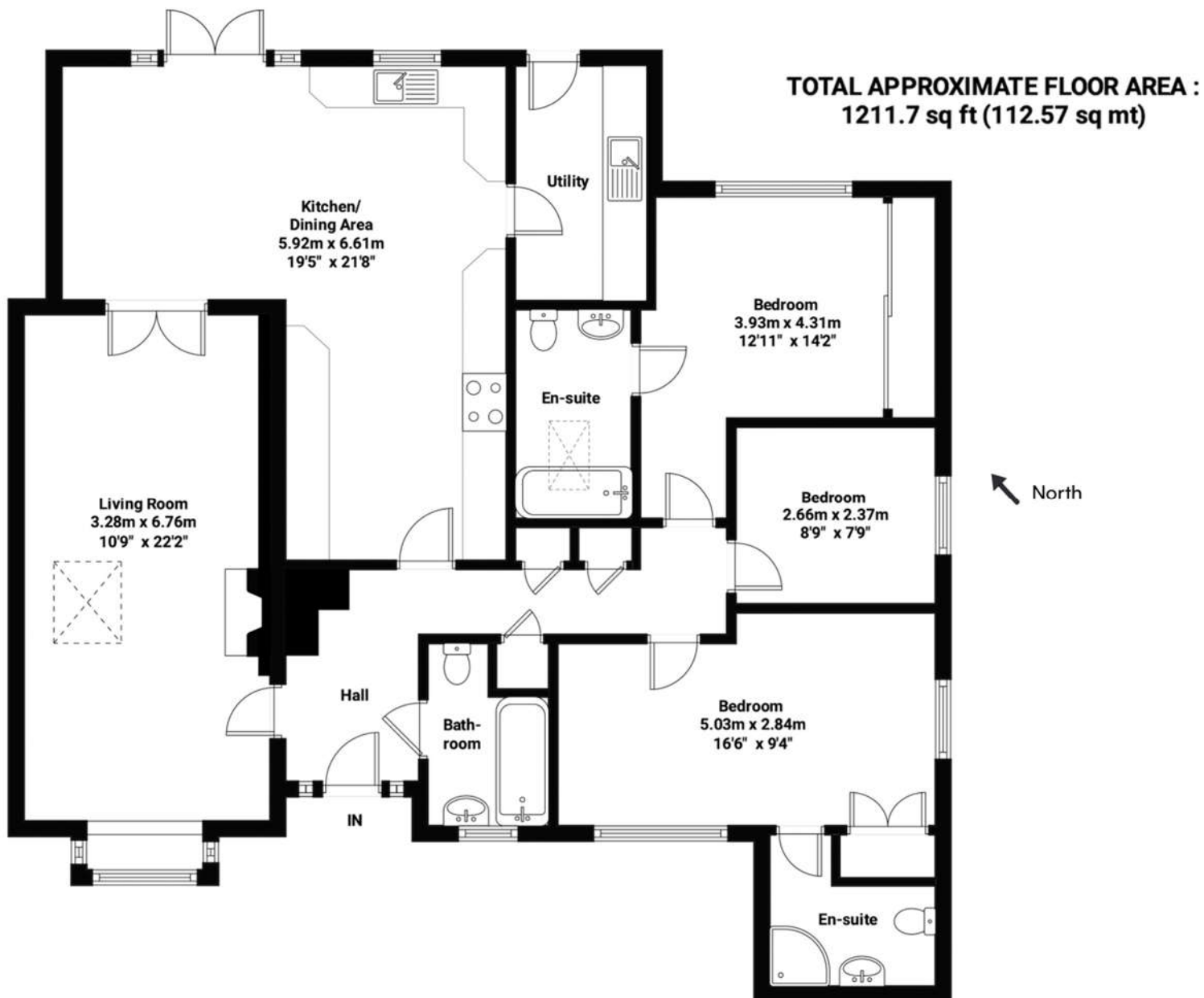
The property is conveniently located in the popular residential area of Stanway with easy access to Tollgate & Stane Retail Parks offering a range of national retailers, large supermarket, and chain restaurants. Further shopping is located on the Peartree Road development. For parents Stanway is well catered for in terms of both primary and secondary education. Good transport connections with access to the A12, A120 and A1124, thus Chelmsford, Ipswich and Stansted Airport are all within easy reach. The mainline train station at nearby Marks Tey offers connection to London Liverpool Street in around 50 minutes. The historic city of Colchester is a short drive away and offers all the leisure, recreation, entertainment, and shopping facilities expected of a major regional centre.

Agents Notes

The property is sold on a Freehold basis. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).



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