



**Otter Place, Stanway, COLCHESTER, CO3 8AU**

**welcome to**

**Otter Place, Stanway, COLCHESTER**

This modern three bedroom detached family home is situated in the popular Stanway area of Colchester, offering excellent access to local amenities, schools, Tollgate Retail Park, restaurants, supermarkets and transport links such as the A12.



**Early viewing is advised of this well presented detached house situated on the west side of Colchester in Stanway.**

**Ground floor accommodation comprises living room, kitchen/diner and cloakroom.**

**The first floor offers master bedroom with built-in wardrobe and modern en suite shower room, two further bedrooms and family bathroom.**

**Externally there is a driveway providing off road parking and giving access to integrated garage, as well as enclosed rear garden.**

**Upvc Double Glazed Door To:**

#### **Entrance Porch**

With door to Living Room.

#### **Living Room**

15' 3" max x 10' 10" max ( 4.65m max x 3.30m max )

Upvc double glazed window to front, radiator, door to Inner Hall.

#### **Inner Hall**

With turning staircase to first floor, door to Kitchen/Diner, door to Cloakroom.

#### **Cloakroom**

Low level w.c., wash hand basin, part tiled walls, tiled floor.

#### **Kitchen / Diner**

19' 6" max x 8' 9" max ( 5.94m max x 2.67m max )

#### **Kitchen Area**

Modern range of base and eye level units, roll edge work surfaces, inset stainless steel sink and drainer unit, integrated oven and hob with stainless steel splashback and extractor hood, space for washing machine, space for dishwasher, space for tall fridge/freezer, spotlights, upvc double glazed window to rear.

#### **Dining Area**

Upvc double glazed French doors to rear, radiator.

#### **First Floor Accommodation**

#### **Landing**

Upvc double glazed window to side, doors to:

#### **Bedroom One**

13' 4" max x 10' 10" max ( 4.06m max x 3.30m max )

Two upvc double glazed windows to front, radiator, built-in wardrobe, door to:

#### **En Suite**

Modern suite comprising tiled shower cubicle with waterfall shower head, low level w.c., pedestal wash hand basin, tiled splashbacks, heated towel rail, upvc double glazed window to front.

#### **Bedroom Two**

12' x 9' 1" ( 3.66m x 2.77m )

Upvc double glazed window to rear, radiator.

#### **Bedroom Three**

10' 7" x 8' 8" ( 3.23m x 2.64m )

Upvc double glazed window to rear, radiator.

#### **Bathroom**

Upvc double glazed window to side, white suite comprising panel enclosed bath with shower attachment, low level w.c. and pedestal wash hand basin, part tiled walls, heated towel rail, extractor fan, tiled floor, spotlights.

#### **Outside**

#### **Front**

Driveway providing off road parking and giving access to GARAGE. Small front garden with shrubs and pathway to entrance door.

#### **Rear**

The rear garden is mainly laid to lawn with paved areas, inset shrubs and shed, all enclosed by panel fencing.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [williamhbrown.co.uk/Property/CCS119342](http://williamhbrown.co.uk/Property/CCS119342)



welcome to

## Otter Place, Stanway, COLCHESTER

- Detached Family Home In Stanway
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- En Suite & Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

guide price

**£375,000**



**view this property online** [williamhbrown.co.uk/Property/CCS119342](http://williamhbrown.co.uk/Property/CCS119342)



Property Ref:  
CCS119342 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](http://williamhbrown.co.uk)