



**Frensham Close, Stanway, Colchester, CO3 0HP**

**welcome to**

**Frensham Close, Stanway, Colchester**

NO CHAIN. This stunning modern detached bungalow is situated at the end of a cul-de-sac in the popular Stanway area, offering excellent access to local shops, amenities, Tollgate Retail Park, popular schooling and A12. The property offers spacious and beautifully presented accommodation throughout.



**Early viewing is advised of this well presented detached bungalow situated on the popular west side of Colchester, within close proximity of amenities, schools and A12 and offered with NO ONGOING CHAIN.**

**Accommodation comprises entrance hall, large open plan lounge/diner/kitchen with bespoke kitchen area, utility lobby, four bedrooms and a family bathroom. Externally there is off road parking and an enclosed generous rear garden.**

**Entrance Door To:**

#### **Entrance Hall**

Wood effect flooring, built-in cupboard, radiator, loft access.

#### **Lounge**

16' 6" max x 12' 2" max ( 5.03m max x 3.71m max )  
Upvc double glazed window to front, upvc double glazed window to side, two radiators, feature wood burner, open to:

#### **Kitchen Area**

11' 9" max x 7' 11" max ( 3.58m max x 2.41m max )  
Upvc double glazed window to rear, range of modern bespoke matching base and eye level units, work surfaces with inset sink and drainer unit, Ted Baker wall tiles, built-in white goods, AEG Induction hob and cooker, floor to ceiling radiator, upvc double glazed door to Side Storage Lobby.

#### **Bedroom One**

14' 7" x 8' 8" ( 4.45m x 2.64m )  
Upvc double glazed window to front, wood effect flooring, built-in wardrobe (not included in measurements), radiator.

#### **Bedroom Two**

16' 5" x 7' 7" ( 5.00m x 2.31m )  
Upvc double glazed window to front, radiator, wood effect flooring.

#### **Bedroom Three**

10' 4" x 8' 7" to face of wardrobe ( 3.15m x 2.62m to face of wardrobe )  
Upvc double glazed window to rear, built-in wardrobe, radiator.

#### **Bedroom Four**

8' 8" x 7' 8" ( 2.64m x 2.34m )  
Upvc double glazed window and door to rear, radiator, wood effect flooring.

#### **Family Bathroom**

Modern white suite comprising panel enclosed bath with shower over and screen, concealed cistern w.c. and wash hand basin set into vanity unit, tiled floor and walls, upvc double glazed window to rear, radiator.

#### **Outside**

To the front of the property there is a driveway providing off road parking and side gates to rear. There is a lawned front garden.

There is a generous and beautifully manicured rear garden which comprises various sections with lawn and patio areas, mature shrub borders and summer house, all enclosed by panel fencing.



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## Frensham Close, Stanway, Colchester

- Modern Detached Bungalow In Stanway
- Spacious Open Plan Living Accommodation
- Four Bedrooms
- Family Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Cul-De-Sac Position
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£450,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
CCS119688 - 0003

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