



Laurence Byrne Avenue, Stanway, Colchester, CO3 0AW

welcome to

Laurence Byrne Avenue, Stanway, Colchester

This modern and beautifully presented semi detached family home is situated in Stanway, offering excellent access to Tollgate Retail Park, amenities, restaurants, popular schools and the A12. Colchester's mainline train station and Marks Tey station are a short drive away.



This modern and beautifully presented three storey home is situated in the popular Stanway area in Laurence Byrne Avenue.

Ground floor accommodation comprises entrance hall, cloakroom, kitchen/breakfast room and lounge/diner with doors onto the garden. The first floor offers two bedrooms and a family bathroom. The second floor boasts a master bedroom with built-in wardrobe and modern en suite shower room. Externally there is covered parking and a generous enclosed rear garden.

Entrance Door To:

Entrance Hall

Stairs to first floor, wood effect flooring, built in cupboard, radiator, doors to:

Kitchen / Breakfast Room

Irregular Shaped Room 11' 8" max x 10' max (3.56m max x 3.05m)

Upvc double glazed window to front, wood effect flooring, range of modern matching base and eye level units, under unit and kick-board lighting, work surfaces, inset stainless steel sink and drainer unit, tiled splashback, integrated cooker and grill, integrated washing machine + dishwasher, four ring gas hob with extractor over, boiler, space for appliances, inset spotlights.

Cloakroom

Wood effect flooring, low level w.c., wash hand basin, radiator.

Lounge

15' 7" x 11' 6" (4.75m x 3.51m)

Upvc double glazed windows and doors to rear, radiator, wood effect flooring.

First Floor Accommodation

Landing

Radiator, upvc double glazed window to front, carpet, stairs to second floor.

Bedroom Two

15' 8" max x 11' 8" max (4.78m max x 3.56m max)

Two upvc double glazed windows to rear, radiator, carpet, built-in wardrobes.

Bedroom Three

8' 10" x 8' 5" (2.69m x 2.57m)

Upvc double glazed doors to Balcony, radiator, wood effect flooring.

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, part tiled walls, radiator, wood effect flooring.

Second Floor Accommodation

Landing

Built-in cupboard, door to:

Bedroom One

Irregular Shaped Room 18' 5" max to front of wardrobe x 12' 3" max (5.61m max to front of wardrobe x 3.73m)

Upvc double glazed window to front, radiator, carpet, built-in wardrobe, sloping ceiling, door to:

En Suite

Wood effect flooring, modern suite comprising double shower cubicle, low level w.c. and bowl wash hand basin set on vanity unit, radiator, upvc double glazed skylight window, sloping ceiling.

Outside

Front

There is a small gravel garden area to the front with path to entrance door, enclosed by picket fencing. There is a driveway to the side providing covered parking area with gate to rear garden.

Rear

There is a generous and well maintained rear garden which comprises of decked, shingle and lawned sections with inset shrubs, flowers, trees and shed, all enclosed by panel fencing.



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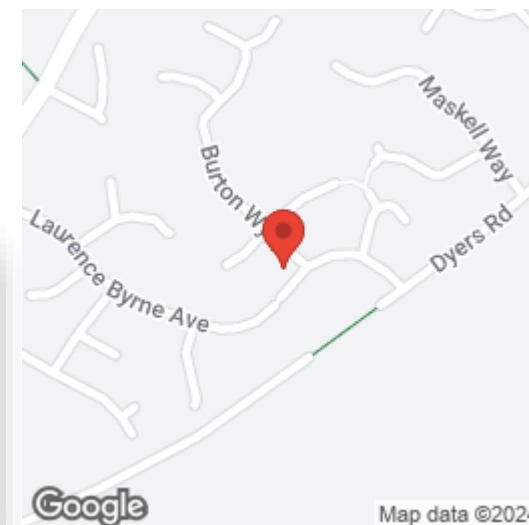
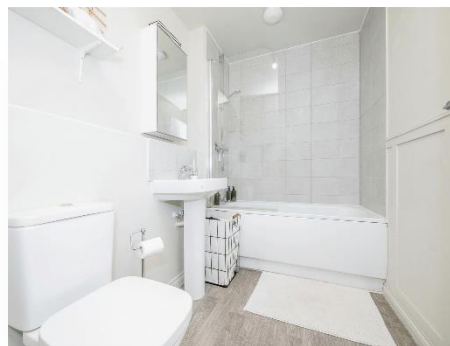
Laurence Byrne Avenue, Stanway Colchester

- Modern Three Storey Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Covered Off Road Parking
- Generous Enclosed Rear Garden
- Good Transport Links & Amenities

Tenure: Freehold EPC Rating: B

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119661 - 0003

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