









welcome to

Ploughmans Headland, Stanway Colchester

This modern semi detached family home is situated in the popular Stanway area of Colchester, offering excellent access to Tollgate Retail Park, local shops and amenities, popular schools and A12. This attractive home offers well presented and spacious living accommodation throughout.

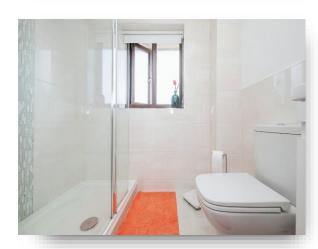












Early viewing is advised of this deceptively spacious and well presented semi detached house conveniently situated in Stanway.

Ground floor accommodation comprises reception room/dining room, 23 ft study/library, modern kitchen and utility, cloakroom and lounge with views over the garden. The first floor offers three bedrooms and a modern family shower room.

Externally there is off road parking, a garage and enclosed rear garden.

Entrance Door To:

Entrance Porch

Window to front, tiled floor, double coat cupboard, door to:

Dining Room

14' 1" $\max x$ 14' $\max (4.29 \text{m} \max x 4.27 \text{m} \max)$ Window to front, electric feature fireplace, radiator, stairs to first floor, carpet.

Study / Library

23' 1" x 6' (7.04m x 1.83m) Window to side, window to front, radiator, carpet.

Kitchen

14' 1" max x 9' 1" max (4.29m max x 2.77m max)
Range of base and eye level units, work surfaces, inset one and a quarter bowl sink unit with mixer tap, tiled splashbacks, cooker with four ring gas hob with extractor over, under-counter fridge and freezer, breakfast bar, radiator, luxury vinyl flooring.

Utility Room

11' 1" max x 5' 1" max (3.38m max x 1.55m max) Door to rear, radiator, built-in storage, space and plumbing for washing machine, doors to Cloakroom & Lounge.

Cloakroom

Low level w.c., vanity wash hand basin, luxury vinyl tile flooring.

Lounge

14' 1" max x 11' 1" max (4.29m max x 3.38m max) Two windows to rear, radiator, carpet.

First Floor Accommodation

Landing

Loft access, radiator, doors to:

Bedroom One

12' 1" $\max x$ 8' $\max (3.68m \max x 2.44m \max)$ Window to front, radiator, cupboard over stairs.

Bedroom Two

11' max x 10' max (3.35m max x 3.05m max) Window to rear, radiator, built-in storage cupboard.

Bedroom Three

7' 1" max x 6' 1" max into wardrobes (2.16m max x 1.85m max into wardrobes)

Wall to wall fitted wardrobes, radiator, window to front.

Shower Room

Modern three piece suite comprising double shower cubicle, low level w.c. and vanity wash hand basin, tiled floor, built-in storage cupboard, radiator, tiled walls, window to rear.

Loft Space

The combi boiler is situated in the part boarded Loft Space with drop down ladder and light.

Outside

The rear garden is mainly laid to lawn with paved patio and flower borders all enclosed by panel fencing.

There is a single garage with up and over door, as well as driveway providing off road parking for several cars.



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 insoecitoris(s). Powered by www.focalloanct.com





welcome to

Ploughmans Headland, Stanway Colchester

- Semi Detached Family Home
- Two Reception Rooms + Study/Library
- Modern Kitchen & Utility Room
- **Ground Floor Cloakroom**
- Three Bedrooms
- Family Bathroom
- Off Road Parking, Garage & Enclosed Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000

Property Ref:

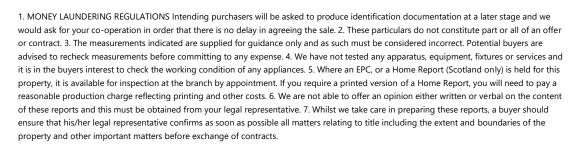
CCS119945 - 0004





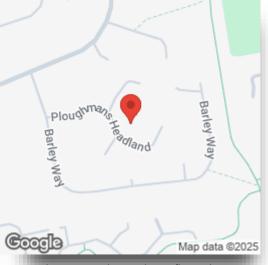












Please note the marker reflects the postcode not the actual property





01206 577772



Colchester@williamhbrown.co.uk



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



williamhbrown.co.uk

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.