









## welcome to

# **Tollgate Drive, Stanway, Colchester**

NO ONWARD CHAIN. This three bedroom detached family home is situated in the popular Stanway area, within close proximity of local shops, amenities, popular schools, Tollgate Retail Park, Stane Retail Park and offering excellent access to the A12.













Offered with no ongoing chain, this three bedroom detached house is situated on the west side of Colchester and offers excellent access to amenities, schools and transport links.

**Ground floor accommodation comprises** spacious lounge/diner with doors to upvc Conservatory, kitchen/breakfast room and cloakroom.

The first floor offers three bedrooms and a family bathroom.

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

### **Entrance Door To:**

### **Entrance Hall**

With doors to:

#### Cloakroom

Low level w.c., wash hand basin.

### Lounge

14' 5" x 11' 9" max ( 4.39m x 3.58m max ) Upvc double glazed windows to front and side, feature flame effect fireplace, upvc double glazed doors to Conservatory, stairs to first floor, two ceiling fans, laminate wood flooring.

### Kitchen / Diner

15' 1" x 9' 2" ( 4.60m x 2.79m )

Range of base and eye level units, work surfaces, inset stainless steel sink and drainer unit, tiled splashbacks, double oven and hob, integrated fridge and freezer, space for appliances, tiled floor, radiator, upvc double glazed window to front, upvc double glazed window and door to rear.

### Conservatory

9' 11" x 8' 7" ( 3.02m x 2.62m )

Brick and upvc double glazed construction with laminate flooring, pitched glass roof and door to side giving access to garden.

### First Floor Accommodation

### Landing

Built-in cupboard, doors to:

#### **Bedroom One**

11' 7" x 8' 6" ( 3.53m x 2.59m ) Upvc double glazed window to rear, radiator.

#### **Bedroom Two**

9' 2" max x 8' 6" max ( 2.79m max x 2.59m max ) Upvc double glazed window to rear, radiator.

#### **Bedroom Three**

8' 9" x 6' (2.67m x 1.83m)

Upvc double glazed windows to front and rear, radiator.

#### **Bathroom**

Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, tiled floor, part tiled walls, radiator, upvc double glazed window to front.

#### Outside

There is a driveway providing off road parking and lawned front garden with fence enclosure.

The rear garden is laid to lawn with patio area and large shed, all enclosed by brick wall.

Bedroom 1

Bedroom 3

The property benefits from a Garage to the rear.



First Floor

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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# **Tollgate Drive, Stanway Colchester**

- NO ONWARD CHAIN
- Three Bedroom Detached Family Home
- Spacious Living Accommodation
- Cloakroom & Family Bathroom
- Upvc Conservatory
- Enclosed Rear Garden
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

offers in excess of

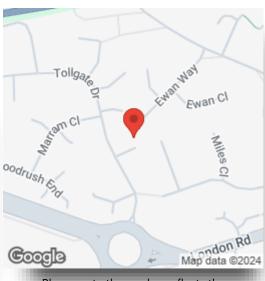
£350,000











Please note the marker reflects the postcode not the actual property

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