



**Lucy Close, Stanway, Colchester, CO3 0HX**



**welcome to**

**Lucy Close, Stanway Colchester**

This three bedroom semi detached bungalow is situated in a cul-de-sac position in the popular Stanway area of Colchester, offering excellent access to shops and amenities on Tollgate Retail Park and Stane Retail Park, along with popular schooling and easy access onto the A12 and transport links.



**This spacious semi detached bungalow is situated on the popular west side of Colchester and offers generous living accommodation throughout. The property comprises entrance lobby/lean to, kitchen, large lounge/diner with feature fireplace, two double bedrooms, further bedroom/study, conservatory and bathroom. Externally there are front and rear gardens, off road parking and garage.**

#### Entrance Door To:

#### Lean-To / Porch

With door to:

#### Kitchen

10' 1" x 7' ( 3.07m x 2.13m )

Range of base and eye level units, work surfaces, inset large single sink unit with mixer tap, tiled splashbacks, integrated double electric oven and four ring gas hob with extractor over, space and plumbing for washing machine + dishwasher + under counter fridge/freezer, vinyl flooring, upvc double glazed window to side, door to:

#### Lounge / Diner

16' 1" x 12' max ( 4.90m x 3.66m max )

Upvc double glazed window to front, engineered wood flooring, electric feature fireplace, door to:

#### Inner Hallway

Engineered wood flooring, cupboard, radiator, upvc double glazed window to side, doors to:

#### Bedroom One

13' 1" x 10' 1" ( 3.99m x 3.07m )

Built-in wardrobes and dressing table, engineered wood flooring, radiator, upvc double glazed window to rear.

#### Bedroom Two

10' 1" x 8' 1" into wardrobe ( 3.07m x 2.46m into wardrobe )

Built-in wardrobes, engineered wood flooring, radiator, upvc double glazed window to rear.

#### Bedroom Three / Study

10' 1" x 6' ( 3.07m x 1.83m )

Engineered wood flooring, radiator, double doors leading into Conservatory.

#### Conservatory

9' 1" x 9' ( 2.77m x 2.74m )

Upvc double glazed with windows and double doors to side leading to patio.

#### Bathroom

Fully tiled with three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level w.c., radiator, vinyl flooring, upvc double glazed window to side.

#### Outside

##### Front

The front garden is laid to lawn with pathway to entrance door. There is a driveway providing off road parking and leading to SINGLE GARAGE with up and over door, power and light connected. Access to rear garden.

##### Rear

The rear garden is east facing and laid to lawn with patio and shed with power available, all enclosed by panel fencing.



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](http://www.focalagent.com)



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## **Lucy Close, Stanway Colchester**

- Spacious Semi Detached Bungalow
- Generous Lounge/Diner
- Two Double Bedrooms
- Third Bedroom/Study & Conservatory
- Front & Rear Gardens
- Off Road Parking & Garage
- Popular Stanway Location

Tenure: Freehold EPC Rating: D

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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