



Moorhen Drift, Stanway, Colchester, CO3 8AE

welcome to

Moorhen Drift, Stanway, Colchester

This modern detached family home is situated in the popular Stanway area of Colchester, offering easy access to amenities such as Tollgate Centre Shopping Park, Stane Retail Park, popular schools and excellent access to the A12. The centre of Colchester is located within 4 miles.



Early viewing is advised of this lovely detached family home situated on the ever popular west side of Colchester, offering convenient access to amenities and transport links.

Ground floor accommodation comprises entrance hall, cloakroom, open plan lounge/diner and lounge with French doors onto the garden. The first floor offers master bedroom with en suite shower room, three further bedrooms and a family bathroom.

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

Entrance Door To:

Entrance Hall

Stairs to first floor, built-in cupboard, laminate flooring, radiator, doors to:

Cloakroom

Low level w.c., wash hand basin, tiled floor, radiator, towel rail.

Kitchen / Diner

20' 10" max x 10' 8" max (6.35m max x 3.25m max)
Upvc double glazed window to front, laminate flooring, radiator, range of matching base and eye level units, built-in double oven, inset hob with stainless steel splashback and extractor hood over, space for appliances.

Lounge

17' 9" x 12' 7" (5.41m x 3.84m)
Upvc double glazed window to rear, upvc double glazed French doors to rear, carpet, radiator.

First Floor Accommodation

Landing

Built-in cupboard, doors to:

Bedroom One

15' 3" max x 10' 4" max (4.65m max x 3.15m max)
Upvc double glazed window to rear, radiator, door to:

En Suite

Shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, radiator.

Bedroom Two

14' 6" max x 9' 9" max (4.42m max x 2.97m max)
Upvc double glazed window to front, radiator.

Bedroom Three

14' 3" max x 7' 2" max (4.34m max x 2.18m max)
Upvc double glazed window to rear, radiator.

Bedroom Four

11' 3" max x 9' 4" max (3.43m max x 2.84m max)
Upvc double glazed window to front, radiator.

Bathroom

White suite comprising panel enclosed bath, pedestal wash hand basin and low level w.c., part tiled walls, tiled floor, radiator.

Outside

Front

The property fronts onto a greensward. There is a paved driveway to the front and side providing parking and giving access to Garage.

Rear

There is a generous rear garden which is mainly laid to lawn with patio area, all enclosed by panel fencing. Gated side access.



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welcome to

Moorhen Drift, Stanway, Colchester

- Modern Detached Family Home In Stanway
- Lounge & Kitchen/Diner
- Ground Floor Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

guide price

£475,000



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.localagent.com



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Property Ref:
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