



Blackberry Road, Stanway, COLCHESTER, CO3 0RT

welcome to

Blackberry Road, Stanway, COLCHESTER

This spacious semi detached family home is situated on the sought-after west side of Colchester in Stanway, offering excellent access to Tollgate Retail Park, popular schools, transport links and amenities such as Colchester Zoo.



Early viewing is advised of this spacious family home situated in Stanway within close proximity of amenities and the A12.

Ground floor accommodation comprises entrance hall, 20 ft dual aspect lounge, kitchen, dining room, utility room and cloakroom.

The first floor offers three bedrooms and a family bathroom.

Externally there is driveway parking and a generous enclosed rear garden.

Entrance Door To:

Entrance Porch

With door to:

Entrance Hall

Stairs to first floor, radiator, doors to:

Lounge

20' 11" max x 12' 9" max (6.38m max x 3.89m max)

Upvc double glazed window to front, upvc double glazed window to rear, two radiators, wood effect flooring, feature fireplace.

Kitchen

11' 11" max x 8' 5" max (3.63m max x 2.57m max)

Base and eye level units, work surfaces, inset sink and drainer unit, splashbacks, spaces for appliances, wood effect flooring, radiator, upvc double glazed window to side, upvc double glazed window and door to rear to Dining Room.

Dining Room

12' 4" x 8' 5" (3.76m x 2.57m)

Upvc double glazed window to side, upvc double glazed sliding doors to rear, radiator, wood effect flooring, door to:

Utility Room

6' 9" x 5' 1" (2.06m x 1.55m)

Upvc double glazed window to rear, door to:

Cloakroom

Modern suite comprising low level w.c. and wash hand basin, small upvc double glazed window to side.

First Floor Accommodation

Landing

With doors to:

Bedroom One

11' 5" max into door recess x 10' 10" (3.48m max into door recess x 3.30m)

Upvc double glazed window to front, radiator, carpet.

Bedroom Two

10' 6" max x 9' 2" max (3.20m max x 2.79m max)

Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

8' 5" max x 8' 1" max (2.57m max x 2.46m max)

Upvc double glazed window to front, radiator, carpet, over stairs storage cupboard.

Family Bathroom

White suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, tiled walls, wood effect flooring, radiator, upvc double glazed obscure windows to front and rear.

Outside

Driveway to front providing off road parking.

There is a generous rear garden which is mainly laid to lawn with paved patio areas, pathways and feature pond, all enclosed by panel fencing.



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welcome to

Blackberry Road, Stanway, COLCHESTER

- Semi Detached Family Home
- Spacious Living Accommodation
- Utility Room & Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over
£315,000



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:
CCS120564 - 0003

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