



Wheatfield Road, Stanway, Colchester, CO3 0YA

welcome to

Wheatfield Road, Stanway, Colchester

This spacious detached house is situated on the west side of Colchester in the popular Stanway area of Colchester, offering excellent access to local shops and amenities including Tollgate Retail Park, popular schools and the A12.



Early viewing is advised of this substantial family home situated on the popular west side of Colchester.

Ground floor accommodation comprises entrance hall, cloakroom, lounge, separate dining room, kitchen, utility room and conservatory. The first floor offers master bedroom with en suite shower room, three further double bedrooms and a family bathroom.

Externally there are attractive gardens, off road parking and a garage.

Entrance Door To:

Entrance Hall

Laminate flooring, radiator, coat and shoe cupboard, stairs to first floor with under stairs storage, French doors to Lounge.

Cloakroom

Fully tiled with two piece suite comprising low level w.c. and vanity wash hand basin, radiator, laminate flooring, double glazed window to front.

Lounge Area

21' 1" x 15' (6.43m x 4.57m)

Gas feature fireplace with stone mantle and granite hearth, two radiators, laminate flooring, double glazed window to side and sliding doors to Conservatory, archway to:

Dining Area

15' x 10' (4.57m x 3.05m)

Double glazed bow window to front, laminate flooring, radiator.

Conservatory

12' 1" x 12' 1" (3.68m x 3.68m)

Double glazed with tiled floor and patio doors to decking, radiator.

Kitchen

12' 1" max x 11' 1" max (3.68m max x 3.38m max)

Range of base and eye level units, work surfaces, inset one and a quarter bowl sink and drainer unit with mixer tap, complimentary splashbacks, integrated five ring Rangemaster with extractor hood over, dishwasher and fridge/freezer, island and breakfast bar, tiled floor, radiator, double glazed window to rear, leading to:

Utility Room

8' x 7' (2.44m x 2.13m)

Single sink with mixer tap, work surfaces, space and plumbing for washing machine, radiator, tiled floor, double glazed window to rear, door to Garage, external door to side.

First Floor Accommodation

Landing

Loft access, large airing cupboard, doors to:

Bedroom One

15' max x 12' 1" max into door recess (4.57m max x 3.68m max into door recess)

Built-in slider wardrobes, radiator, double glazed window to front.

En Suite

Recently installed modern suite comprising double shower cubicle with rainfall shower, vanity wash hand basin and low level w.c., tiled walls and flooring, radiator, built-in storage, radiator, double glazed window to side.

Bedroom Two

14' 1" x 11' 1" (4.29m x 3.38m)

Two built-in double wardrobes, double glazed window to side, radiator.

Bedroom Three

16' x 8' 1" (4.88m x 2.46m)

Double glazed window to side, radiator.

Bedroom Four

11' 5" x 10' (3.48m x 3.05m)

Double glazed window to front, radiator, built-in double wardrobe.

Bathroom

White suite comprising panel enclosed bath with shower over, low level w.c. and vanity wash hand basin, fully tiled walls, radiator, vinyl flooring, double glazed window to side.

Loft Space

With drop down ladder, boarded with power and light.

Outside

The property benefits from large south facing rear garden which is mainly laid to lawn with flower bed borders, enclosed by wall and panel fencing. There is a decked seating area abutting the property as well as paved patio area to the rear of the garden.

There is an Integral Garage measuring 16'1 x 9'1 with up and over door, power and light and window to side, with off road parking for 2 - 3 cars in front. There is also a lawned front garden with hedging.





Ground Floor



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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welcome to

Wheatfield Road, Stanway, Colchester

- Detached Family Home
- Lounge, Dining Room & Conservatory
- Kitchen & Utility Room
- Cloakroom, En Suite & Family Bathroom
- Four Double Bedrooms + Loft Space
- Off Road Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS119943 - 0003

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