



Aardvark Drive, Stanway, Colchester, CO3 8DT

welcome to

Aardvark Drive, Stanway, Colchester

This modern and spacious detached family home is situated in the popular Stanway area of Colchester, offering excellent access to shops and amenities such as Stane Shopping Centre, popular schools and the A12.



Early viewing is advised of this beautifully presented and spacious family home offering excellent access to amenities and transport links.

Ground floor accommodation comprises entrance hall, spacious lounge with doors onto the garden, generous kitchen/diner, utility room and cloakroom. The first floor offers 18 ft master bedroom with en suite shower room, two further bedrooms and family bathroom.

Externally there is and enclosed rear garden and car port parking.

Entrance Door To:

Entrance Hall

Tiled floor, stairs to first floor, doors to:

Lounge

18' 6" x 10' 2" (5.64m x 3.10m)

Upvc double glazed windows to front and rear, upvc double glazed French doors to side, radiator, tiled floor.

Kitchen / Diner

16' 6" max x 9' 4" max into bay window (5.03m max x 2.84m max into bay window)

Range of base and eye level units, work surfaces, inset sink and drainer, inset double oven and electric hob with extractor over, space for American style fridge/freezer, boiler, tiled floor, two radiators, spotlights, upvc double glazed window to front, upvc double glazed bay window to side, upvc double glazed window to side, door to:

Utility Room

6' 2" x 5' 2" (1.88m x 1.57m)

Tiled floor, door to W.C., space for washing machine and tumble dryer, external door to rear.

First Floor Accommodation

Landing

Loft access, built-in cupboard, doors to:

Bedroom One

18' 6" max x 10' 5" max (5.64m max x 3.17m max)

L-shaped room with upvc double glazed window to front, upvc double glazed window to side, radiator, carpet, door to:

En Suite

Upvc double glazed window to front, shower cubicle, low level w.c., wash had basin, tiled floor.

Bedroom Two

10' 8" x 9' 2" max (3.25m x 2.79m max)

Upvc double glazed window to front, upvc double glazed window to side, radiator, carpet.

Bedroom Three

9' 10" x 7' 6" (3.00m x 2.29m)

Upvc double glazed window to side, radiator, carpet.

Bathroom

Upvc double glazed window to front, panel enclosed bath with shower over, wash basin, low level w.c., tiled floor.

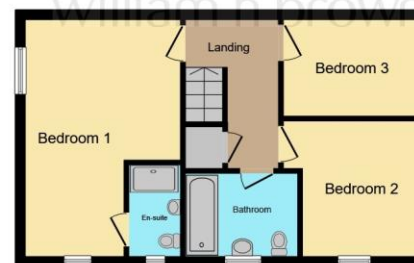
Outside

The rear garden is laid to lawn, all enclosed by panel fencing.

The property benefits from Car Port parking.



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

Aardvark Drive, Stanway, Colchester

- Modern Detached Family Home
- Spacious Living Room & Kitchen/Diner
- Utility Room & Cloakroom
- Large Master Bedroom With En Suite
- Two Further Bedrooms
- Family Bathroom
- Enclosed Garden & Car Port

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



£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120750 - 0004

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