



Winstree Road, Stanway, COLCHESTER, CO3 0PZ

welcome to

Winstree Road, Stanway, COLCHESTER

This beautifully presented and modern semi detached family home is situated in the popular Stanway area of Colchester, offering excellent access to Tollgate Shopping Centre, popular schools and the A12. Colchester's city centre is also around 3 miles away.



Early viewing is advised of this stunning home which benefits from spacious and beautifully presented accommodation throughout.

The ground floor benefits from entrance hall, living room, spacious open plan bespoke kitchen/diner/family room, utility room and cloakroom.

The first floor offers master bedroom with en suite shower room, two further bedrooms and a family bathroom.

Externally there is a generous driveway providing off street parking for several cars and a large enclosed rear garden providing ample opportunity for relaxing and entertaining.

Entrance Door To: Entrance Hall

With stairs to first floor, built-in cupboard, doors to:

Living Room - 11' 9" x 11' 3" (3.58m x 3.43m)

Three upvc double glazed windows to front with shutters, carpet, radiator.

Kitchen / Diner / Family Room - 21' 3" max x 17' 10" max (6.48m max x 5.44m max)

Laminate flooring, tall feature radiator, further radiator, recessed compartment suitable for 65" TV, upvc double glazed window to rear, upvc double glazed doors to rear leading to garden, inset ceiling spotlights, range of comprehensive modern matching kitchen units, work surfaces, inset sink unit with mixer tap, integrated eye level double oven, inset hob with splashback and extractor hood over, integrated appliances, breakfast bar, door to:

Utility Room - 14' 1" x 4' 2" (4.29m x 1.27m)

Upvc double glazed window to side and door to rear, laminate flooring, spaces for washing machine + tumble dryer + chest freezer.

Cloakroom

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

First Floor Accommodation

Landing

With doors to:

Master Bedroom - 20' 5" max into door recess x 11' 2" max (6.22m max into door recess x 3.40m max)

Upvc double glazed window to rear, two built-in wardrobes, radiator, carpet, door to:

En Suite

Modern white suite comprising shower cubicle, concealed cistern w.c. and wash basin set into vanity unit, vinyl flooring, tiled splashbacks, heated towel rail.

Bedroom Two - 9' 9" x 9' 5" (2.97m x 2.87m)

Double glazed window to front, radiator, carpet.

Bedroom Three - 10' 7" max x 9' 9" max (3.23m max x 2.97m max)

Upvc double glazed window to rear, radiator, carpet.

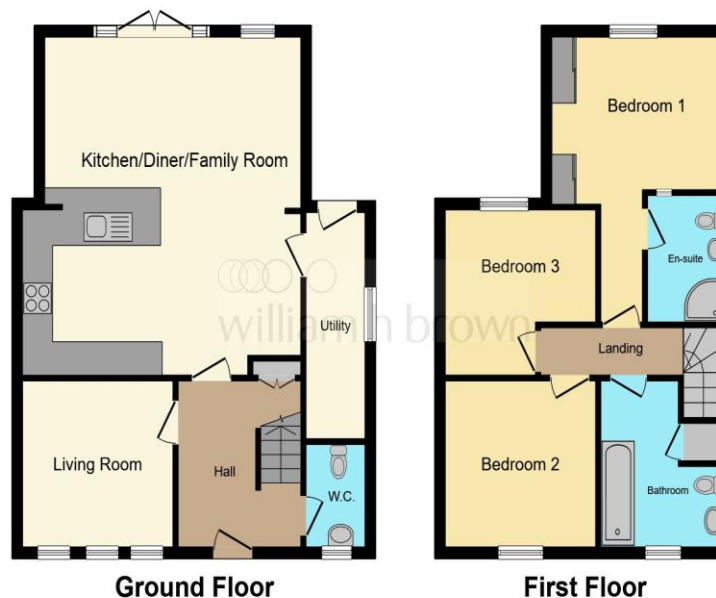
Family Bathroom

Modern white suite comprising P-shaped bath with shower over and screen, concealed cistern w.c. and wash hand basin set into vanity unit, part tiled walls, wood effect vinyl flooring, heated towel rail, upvc double glazed window to front, built-in airing cupboard with complete Worcester Bosch boiler system.

Outside

To the front of the property there is a generous paved driveway providing off road parking for several cars. Side access gate to rear.

The property benefits from a large rear garden in two sections. There is a generous patio seating area, and lawned garden, with pergola and shed to the rear, all enclosed by panel fencing. There is a further garden area with potential for future build, outhouse, annexe or gym (subject to planning) and with direct access to the Fallow.



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

Winstree Road, Stanway COLCHESTER

- Lovely Semi Detached Family Home
- Spacious Living Accommodation
- Cloakroom & Utility Room
- Three Double Bedrooms
- Modern En Suite & Family Bathroom
- Ample Off Road Parking
- Large Enclosed Rear Garden

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



£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS117907 - 0003

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