



Wheatfield Road, Stanway, COLCHESTER, CO3 0YA

welcome to

Wheatfield Road, Stanway, COLCHESTER

This attractive family home is situated in the popular Stanway area of Colchester, offering excellent access to shops, amenities, schools and the A12. Tollgate Shopping Centre and Stane Retail Park are also both within easy reach. Mainline train stations can be found at Marks Tey or Colchester.



Early viewing is advised of this beautifully presented modern home situated on the west side of Colchester, offering excellent access to amenities and transport links.

Ground floor accommodation comprises entrance hall, dual aspect lounge with doors onto the garden, separate dining room and modern kitchen with integrated appliances. The first floor offers three bedrooms and bathroom with separate w.c.

Externally there is driveway parking and a lovely enclosed rear garden perfect for relaxing in.

Entrance Door To:

Entrance Hall

Stairs to first floor, doors to:

Lounge

17' 8" max x 9' 5" max (5.38m max x 2.87m max)

Upvc double glazed window to front, upvc double glazed French doors to rear leading to garden, wall mounted electric fire, radiator, carpet, door to Kitchen.

Dining Room

8' 10" x 8' 3" (2.69m x 2.51m)

Upvc double glazed window to front, radiator, carpet, arched doorway to Kitchen.

Kitchen

11' 7" max into door recess x 8' 7" max (3.53m max into door recess x 2.62m max)

Upvc double glazed window to rear, built-in understairs storage cupboard, range of modern matching light grey base and eye level units, tall cupboards, integrated oven and hob with extractor over, roll edge work surfaces, inset sink and drainer with mixer tap, integrated appliances.

First Floor Accommodation

Landing

Built-in airing cupboard, doors to:

Bedroom One

11' 9" x 8' 2" (3.58m x 2.49m)

Upvc double glazed window to front, radiator, carpet.

Bedroom Two

9' 5" max x 7' 10" max (2.87m max x 2.39m max)

Upvc double glazed window to front, radiator, carpet.

Bedroom Three

9' 6" max x 6' 6" max (2.90m max x 1.98m max)

Upvc double glazed window to rear, radiator, carpet.

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, pedestal wash hand basin, tiled walls, radiator, upvc double glazed window to rear.

Separate Cloakroom

White suite comprising low level w.c. and wash hand basin, part tiled walls, radiator, upvc double glazed window to rear.

Outside

There is a paved driveway to the front of the property providing off road parking.

The well maintained rear garden is mainly laid to lawn with patio area, stepping stones to rear, flower/shrub borders and garden shed, all enclosed by panel fencing.



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

- Modern Family Home
- Two Reception Rooms
- Modern Kitchen
- Three Bedrooms
- Modern Bathroom & W.C.
- Off Street Parking
- Attractive Rear Garden

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



£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121007 - 0002

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