



Harvest End, Stanway, COLCHESTER, CO3 0YX

welcome to

Harvest End, Stanway, COLCHESTER

This executive detached house is situated in the popular Stanway area which benefits from shopping facilities at Tollgate Shopping Centre and Stane Retail Park, as well as popular schools, local amenities and excellent access to the A12.



This well presented and spacious detached family home is ideally situated for access to amenities and transport links. The ground floor benefits from entrance hall, cloakroom, spacious lounge with steps up to a further sitting/study area, separate dining room, kitchen and utility room. The first floor offers master bedroom with en suite and dressing area, three further bedrooms and a family bathroom. Externally there is a mature enclosed rear garden, driveway parking and garage.

Entrance Door To:

Spacious Entrance Hall

Wood flooring, radiator, stairs to first floor, doors to:

Cloakroom

Tiled floor, single glazed window, radiator, low level w.c., wash basin.

Lounge

19' 9" max x 15' 7" max (6.02m max x 4.75m max)

Upvc double glazed window to front, radiator, wooden flooring, feature fireplace, double doors to Dining Room, steps up to:

Sitting Area / Study

11' 10" x 9' 9" (3.61m x 2.97m)

Single glazed window to rear, wooden flooring, doors to side leading to garden, radiator.

Dining Room

12' 7" x 11' 6" (3.84m x 3.51m)

Wooden flooring, radiator, single glazed window to rear, door back to Entrance Hall.

Kitchen / Breakfast Room

12' 9" x 10' 4" (3.89m x 3.15m)

Comprehensive range of matching base and eye level units, space for Range cooker with extractor hood over, work surfaces with inset sink and drainer unit, space for appliances, radiator, tiled floor, window to front, door to:

Utility Room

10' 4" x 6' 4" (3.15m x 1.93m)

Single glazed window to rear and door to side, tiled floor, roll top work surfaces, space for appliances.

First Floor Accommodation

Landing

Carpet, loft access, airing cupboard, doors to:

Bedroom One

12' 9" max x 10' 5" max (3.89m max x 3.17m max)

Wooden flooring, radiator, upvc double glazed window to front, leading to:

Dressing Area

6' 6" x 5' 8" (1.98m x 1.73m)

Wooden flooring, upvc double glazed window to rear, radiator, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, tiled, radiator, upvc double glazed window to rear.

Bedroom Two

13' 1" max x 11' 7" max (3.99m max x 3.53m max)

Single glazed window to rear, carpet, radiator.

Bedroom Three

11' 9" x 11' 7" (3.58m x 3.53m)

Upvc double glazed window to rear, radiator, carpet, wardrobe.

Bedroom Four

11' 9" max x 7' 7" max (3.58m max x 2.31m max)

Upvc double glazed window to front, carpet, radiator, wardrobe.

Bathroom

Four piece suite comprising panel enclosed bath,

shower cubicle, low level w.c., and wash hand basin, radiator, tiled, upvc double glazed window to front.

Outside

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

There is a driveway providing off road parking, as well as a garage.



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**Harvest End, Stanway,
COLCHESTER**

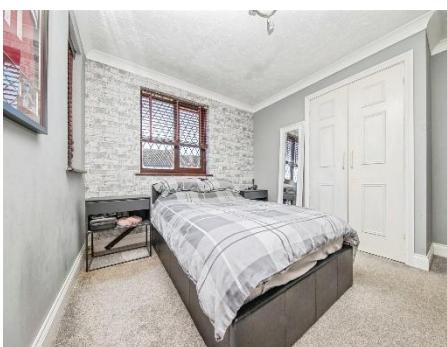
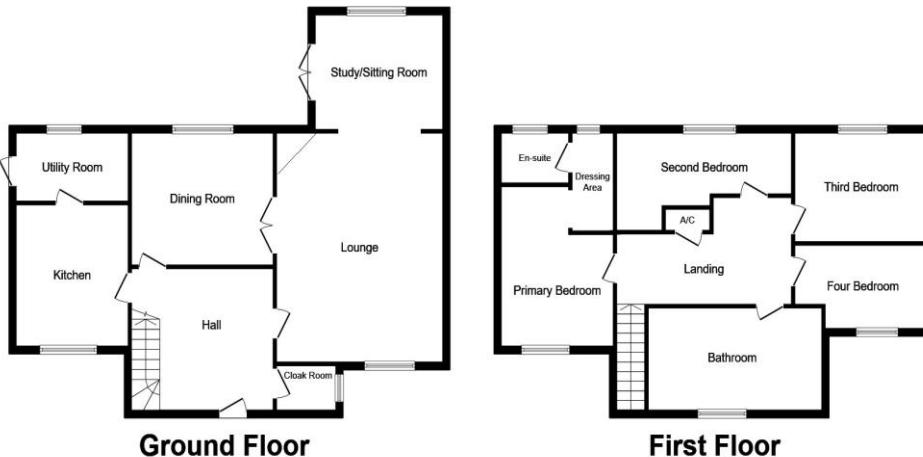
- Detached Family Home
- Three Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom & Utility Room
- Four Bedrooms
- En Suite & Bathroom
- Garage & Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£550,000



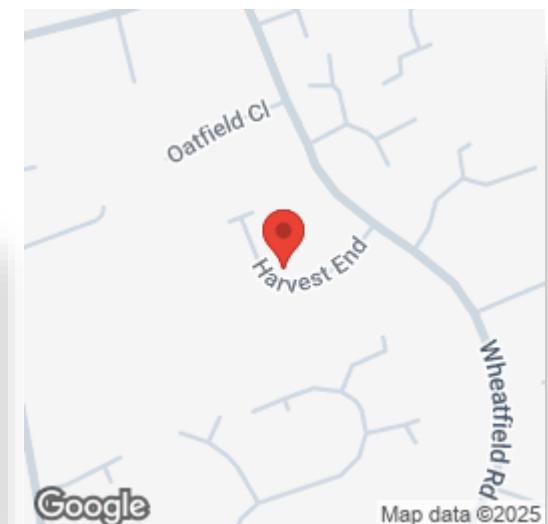
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Property Ref:
CCS121003 - 0002

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Please note the marker reflects the postcode not the actual property



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