



Stammers Road, Colchester, CO4 5LX

welcome to

Stammers Road, Colchester

Offered with ***NO ONWARD CHAIN*** this ***DETACHED HOUSE*** is ***WELL-PRESENTED THROUGHOUT*** making the ***PERFECT HOME FOR GROWING FAMILIES***. Situated in a ***SOUGHT-AFTER CUL-DE-SAC*** the property is ideal for ***COLCHESTER NORTH STATION***, Highwoods Country Park, ***COLCHESTER GENERAL HOSPITAL*** and the A12/A120.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Entrance Hall

Doors leading to;

Cloakroom

Obscure double glazed window to the side aspect, low level WC, corner sink with mixer tap, tiled splashbacks and a radiator.

Lounge

15' 10" x 13' 4" max (4.83m x 4.06m max)

Gas fireplace feature, radiator, stairs rising to the first floor, multipaned French doors to the dining room and double glazed sliding patio doors leading to:

Conservatory

10' x 8' 6" (3.05m x 2.59m)

Double glazed door to the side opening onto the rear garden, double glazed windows to the rear and side aspects and an electric heater.

Dining Room

11' x 8' (3.35m x 2.44m)

Double glazed window to the rear aspect, radiator and a door leading to:

Kitchen

11' x 7' 10" (3.35m x 2.39m)

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the work top, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, radiator and a door with obscure double glazed insets leading to:

Lean To

8' 8" x 2' 10" (2.64m x 0.86m)

Double glazed door to the rear opening onto the rear garden and leaded double glazed windows to the front and side aspects.

First Floor Landing

Double glazed window to the front aspect, access to the loft (with power and lighting), built-in airing cupboard (housing the Vaillant boiler) and doors leading to;

Bedroom One

13' 4" x 9' 2" max (4.06m x 2.79m max)

Double glazed window to the rear aspect and radiator.

Bedroom Two

11' 4" into wardrobes x 9' 2" max (3.45m into wardrobes x 2.79m max)

Double glazed window to the rear aspect, fitted wardrobes with mirror fronted sliding doors and a radiator.

Bedroom Three

9' 10" x 6' 6" max (3.00m x 1.98m max)

Double glazed window to the front aspect, built-in cupboard and a radiator.

Shower Room

Obscure double glazed window to the front aspect, double shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear (with power and lighting) and two water butts.

Garage

16' 6" x 7' 8" (5.03m x 2.34m)

Up and over door to the front, part obscure double glazed door to the side with power and lighting connected.

Parking

There is a block paved driveway to the side of the property proving off road parking.



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welcome to

Stammers Road, Colchester

- Three Bedrooms
- Detached Family House
- Lounge, Dining Room and Conservatory
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: C

£355,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108697 - 0004

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