



Stoneleigh Park Colchester, CO3 9FA

Being offered with NO ONWARD CHAIN and situated on the popular West Side of Colchester in the highly sought after 'Stoneleigh Park' Development is this executive FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOME. This spacious property boasts a SOUTH FACING garden with open aspects to the rear. It is ideally located close to an array of local amenities at Tollgate Retail Parks, excellent grammar schools and is within easy reach of the A12/A120 and the mainline railway station. An early viewing is strongly recommended to appreciate the accommodation which is on offer.

- Four Double Bedrooms
- Three Reception Room
- En-Suite To Master Bedroom
- Kitchen/Breakfast Room & Utility
- Ground Floor Cloakroom
- Open Views To Rear Aspect
- Tree Lined Road in Sought After Area
- Double Garage & Off Street Parking
- No Onward Chain
- EPC Rating TBC / Council Tax Band - G



Price £600,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured hard wood entrance door with fully glazed obscured panel leading to:

ENTRANCE HALLWAY

14'1 max x 10'10

Stair flight to first floor. Built in double storage cupboard. Built in under stair storage cupboard. Radiator. Obscured double doors leading to lounge. Doors to:



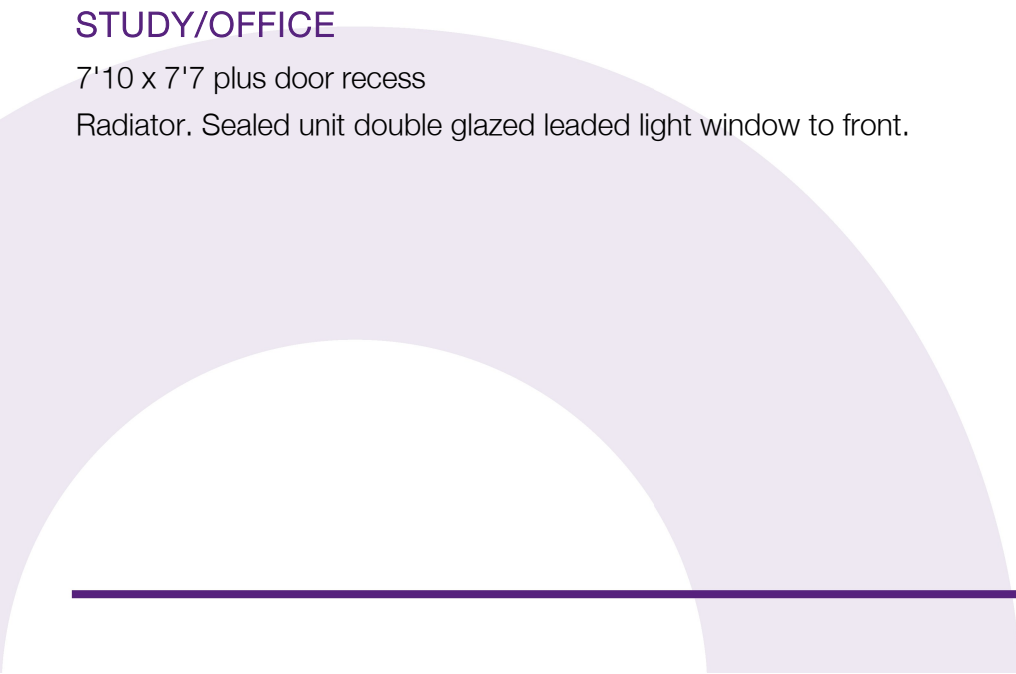
CLOAKROOM

Suite comprises of low level WC. Wash hand basin. Tile splash backs. Radiator. Obscured sealed unit double glazed leaded light window to side.

STUDY/OFFICE

7'10 x 7'7 plus door recess

Radiator. Sealed unit double glazed leaded light window to front.



DINING ROOM

11'1 x 10'10

Radiator. Sealed unit double glazed leaded light window to rear.



KITCHEN/BREAKFAST ROOM

15'7 x 11'

Fitted with a range of medium oak fronted units. Bevel edge work surfaces. Inset four ring gas hob with fitted extractor fan above (not tested). Inset one and a half bowl sink drainer unit with mixer tap. Built in eye level double oven. Further selection of matching units at both eye and floor level. Glass display units. Integrated fridge freezer. Plumbing for dishwasher. Corner display shelving. Part tiled walls. Radiator. Sealed unit double glazed leaded light window to side. Sealed unit double glazed leaded light window to rear. Door to:



UTILITY ROOM

9'1 x 5'6

Continuation of matching medium oak fronted units. Bevel edge work surfaces. Inset stainless steel bowl and sink drainer unit with mixer tap. Further selection of matching units at eye and floor level. Plumbing for washing machine. Space for tumble dryer. Part tiled walls. Radiator. Sealed unit double glazed leaded light window to side. Obscured hard wood door giving access to side.



LOUNGE

23' x 11'10

Ornamental stone fire place with tiled surround and inset electric fire. Two radiators. Sealed unit double glazed leaded light bay window to front. Sealed unit double glazed patio doors giving access to rear.



LANDING

16' max x 10'9"

Built in airing cupboard housing wall mounted Worcester boiler and hot water cylinder. Radiator. Sealed unit double glazed leaded light window to front.



MASTER BEDROOM

15'8" max x 12'

Built in double wardrobe with sliding doors. Radiator. Sealed unit double glazed leaded light window to rear. Door to:



EN-SUITE

White suite comprising of low level WC with concealed cistern. Vanity hand wash basin with storage cupboards under. Fitted shower cubicle with wall mounted integrated shower. Fully tiled walls. Fitted extractor fan. Radiator. Obscured sealed unit double glazed leaded light window to front.



BEDROOM TWO

12' x 11'

Built in triple wardrobe. Radiator. Sealed unit double glazed leaded light window to rear.



BEDROOM THREE

11'2 x 10'10

Built in triple wardrobe. Radiator. Sealed unit double glazed leaded light window to rear.



BEDROOM FOUR

12'6 x 7'10

Built in double wardrobe. Radiator. Sealed unit double glazed leaded light window to front.



BATHROOM

Suite comprises of low level WC with concealed cistern. Vanity hand wash basin with storage cupboard under. Panel bath with wall mounted integrated shower. Fully tiled walls. Fitted extractor fan. Radiator. Obscured double glazed leaded light window to side.



OUTSIDE - REAR

Landscaped rear garden. Array of beds and shingled areas. Well stocked with flowers, shrubs and bushes. Hard standing patio areas. Outside light. Outside tap. Enclosed by panel fencing. Access to front via both sides. Gate giving access to rear.



ALTERNATE REAR VIEW



OUTSIDE - FRONT

Paved hard standing area providing off street parking for two vehicles leading to double garage with up and over doors. Private courtesy door to garage. Outside lights. Outside double socket.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: G

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/03.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

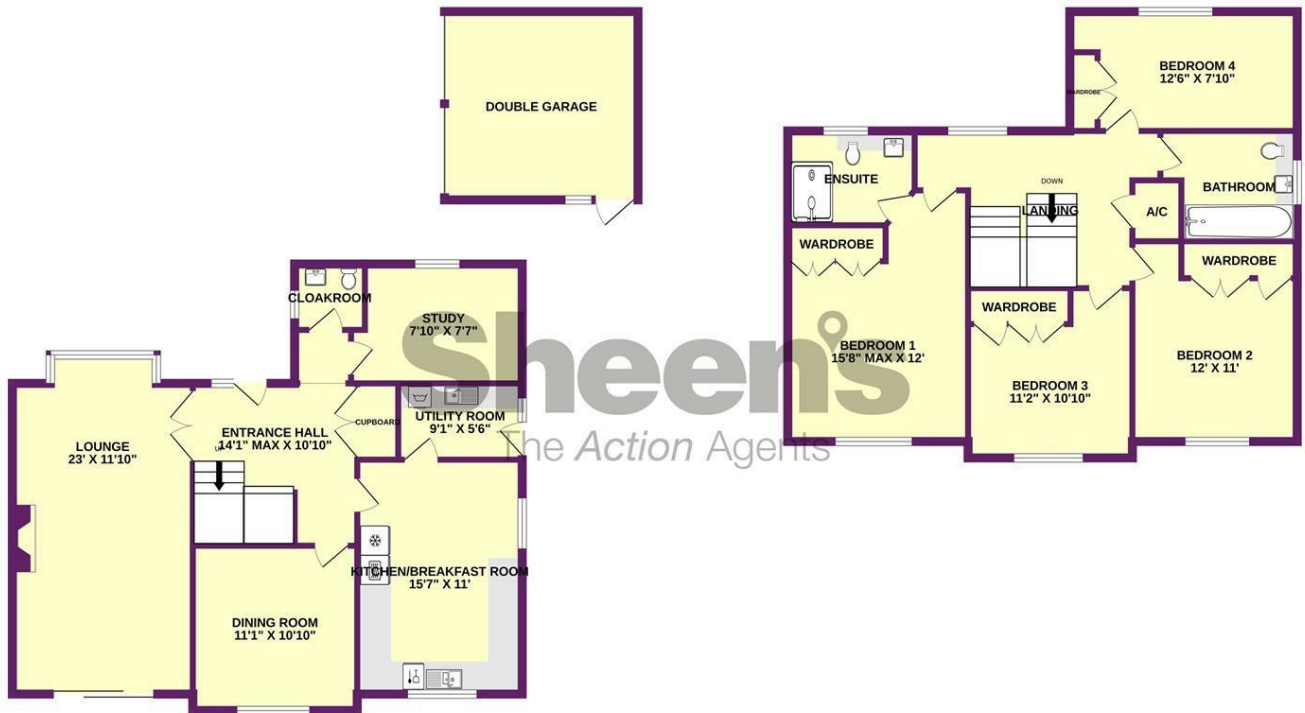
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Section 21 - Relative

In order to comply with Section 21 of the 1979 Estate Agency Act, we must inform you that the prospective seller is a relative of Sheen's Estate Agents.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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