



NP NICHOLAS
PERCIVAL

For Sale. 11 Barn Fields
Stanway, Colchester, Essex CO3 0WL

Incorporating **BS** BIRCHALL
STEEL



11 Barn Fields, Stanway, Colchester, Essex CO3 0WL

A well-presented detached family home, sympathetically extended to provide flexible living accommodation including three reception rooms and a stunning vaulted garden room, together with three bedrooms, two bathrooms, garage, driveway parking and an enclosed rear garden.

Occupying a pleasant position within a small cul-de-sac in the popular residential area of Stanway, to the west of Colchester, this attractive detached home offers considerably more accommodation than might initially be expected. The current owners have thoughtfully extended the property, creating a particularly impressive dual-aspect garden room with vaulted ceiling and French doors opening onto the patio and garden beyond.

The result is a home that works well for modern family life, with plenty of space to relax, entertain and work from home, while retaining the practical benefits of a garage, driveway parking and an enclosed rear garden.



The Property

The welcoming hallway features Oak flooring, which continues through the sitting room, dining room and garden room.

The sitting room is a comfortable and light reception space with an electric fire and French doors providing direct access to the rear garden. Positioned at the front of the house, the dining room is a versatile additional reception room and could readily be adapted to suit individual requirements, perhaps as a home office, playroom or occasional fourth bedroom.

The kitchen is well equipped with an integrated gas hob, extractor hood and oven, with space and plumbing for a dishwasher and washing machine, together with space for a fridge-freezer. A good range of cupboards and drawers provides ample storage, while the terracotta floor tiles add warmth and character.

However, it is the garden room which is likely to be the real hub of the home. Created as part of the extension, this impressive dual-aspect room features a vaulted ceiling, plenty of natural light and French doors opening onto the patio. There is ample room for a dining table and chairs, making this an ideal space for entertaining, family meals or simply enjoying the garden whatever the season.

A cloakroom completes the ground floor.

Upstairs, a Velux window provides plenty of natural light to the landing. The principal bedroom benefits from an en-suite shower room, while bedroom two is a spacious double. Bedroom three is currently used as a dressing room but offers flexibility to become a bedroom, nursery or home office as required.

The family bathroom comprises a bath with shower mixer attachment, wash hand basin set within a vanity unit and WC.

Outside

To the front, a driveway provides off-road parking in addition to the single garage, which has power and lighting connected. Gated side access leads through to the rear garden.

The enclosed rear garden has been attractively landscaped with a patio adjoining the garden room, lawn and established beds and borders planted with a variety of mature trees and shrubs. The garden provides a lovely setting for outdoor dining and entertaining, while offering a good degree of privacy. A peaceful courtyard, accessible through French windows from the sitting room, gathers the sun while remaining shaded by trees.

A spacious and flexible detached family home in a popular Stanway location, with the benefit of a thoughtful extension and impressive garden room.

Living in Stanway

Barn Fields is situated in the popular residential area of Stanway, to the west of Colchester, making it an excellent choice for families and commuters alike.

Stanway is well served by local shops, supermarkets, schools, leisure facilities and places to eat, with Tollgate Retail Park nearby. The surrounding countryside offers plenty of opportunities for walking and outdoor pursuits, while Colchester is close at hand for a wider choice of shopping, dining and entertainment.

The property is conveniently positioned for access to both Colchester and Marks Tey railway stations, providing direct rail services to London Liverpool Street. From Colchester, journey times to London can be as little as approximately 45 minutes, making this an attractive location for those commuting into the capital.

For road users, the A12 is readily accessible, providing convenient connections towards Chelmsford, Ipswich and the wider East Anglian road network.



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk





Agents Notes

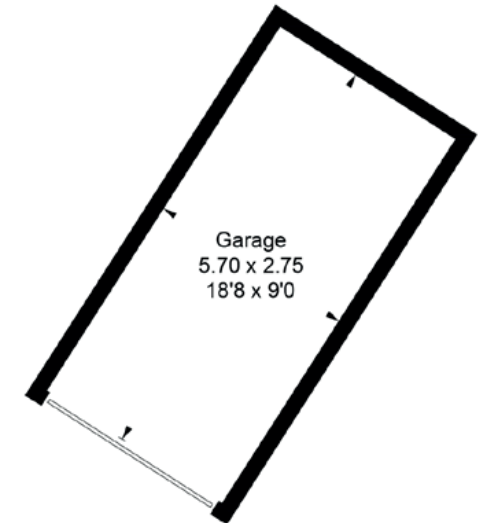
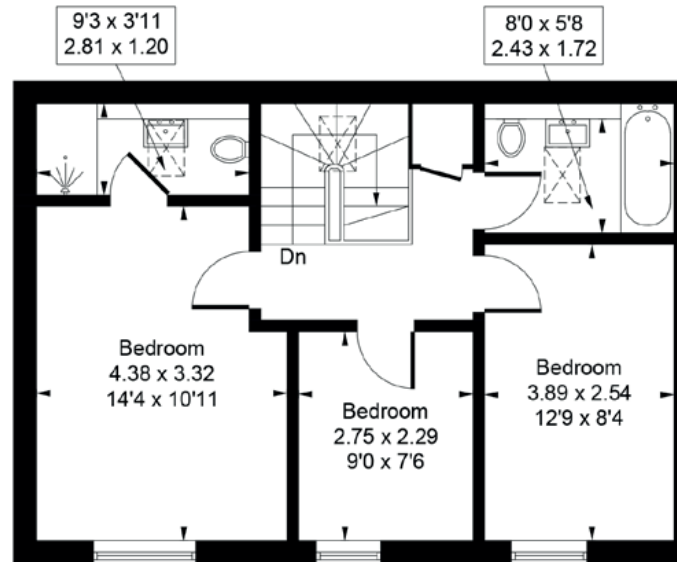
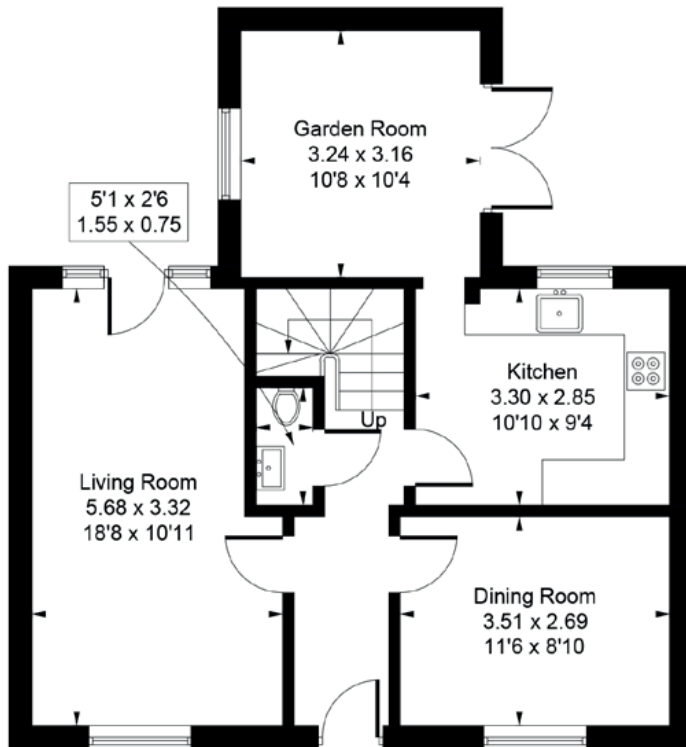
Tenure Freehold | Gas Central Heating | EPC Awaited | Council Tax Band D

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.



(Not Shown In Actual)

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Approximate Gross Internal Area = 1158 sq ft / 107.6 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1327 sq ft / 123.3 sq m



Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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