



**Musk Close, Stanway, Colchester, CO3 0HS**



**welcome to**

**Musk Close, Stanway Colchester**

This semi detached bungalow is situated in a cul-de-sac position off Peace Road in the popular Stanway area of Colchester. The property is located within close proximity of Tollgate Retail Park, supermarkets, eating establishments, schools and the A12.



**Situated in a quiet position, this bungalow offers excellent access to amenities and transport links. Green spaces can be found nearby and for those who enjoy longer walks, lovely countryside can be enjoyed in neighbouring villages such as Fordham.**

**Accommodation comprises entrance hallway, light and airy lounge with doors onto the garden and kitchen with useful utility area/lean-to situated off this. There are two good size double bedrooms and a modern shower room. Externally there is driveway parking, as well as an integrated garage and enclosed rear garden. The property further benefits from Solar Panels.**

### Sliding Doors To:

#### Entrance Porch

With door to:

#### Entrance Hall

Laminate wood flooring, radiator, storage cupboard, loft access.

#### Lounge

15' 4" x 10' 10" ( 4.67m x 3.30m )

Upvc double glazed windows and French doors to rear leading to garden, feature fireplace, radiator, carpet.

#### Kitchen

12' 2" max x 7' 2" max ( 3.71m max x 2.18m max )

Range of matching base and eye level units, work surfaces, tiled splashbacks, inset sink and drainer unit, vinyl flooring, built-in eye level double oven, inset gas hob with extractor over, space for appliances, door to side to:

#### Lean-To / Utility Room

Laminate wood flooring, upvc double glazed window.

#### Bedroom One

12' 10" max x 9' 11" max ( 3.91m max x 3.02m max )

Upvc double glazed window to front, radiator, carpet.

#### Bedroom Two

13' 7" max x 8' 1" max to front of wardrobes ( 4.14m max x 2.46m max to front of wardrobes )

Upvc double glazed window to rear, built-in wardrobes, radiator, carpet.

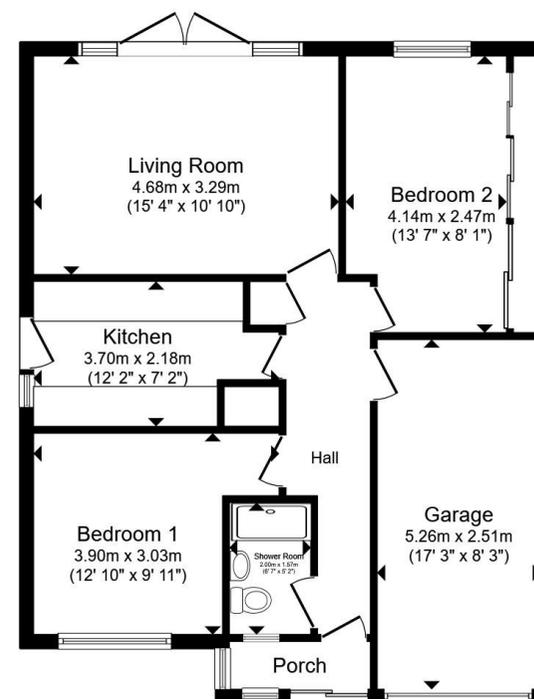
#### Shower Room

Modern suite comprising double shower cubicle, low level w.c. and wash hand basin set into vanity unit, heated towel rail, tiled walls, laminate wood flooring.

#### Outside

To the front of the property there is a generous driveway providing off road parking and leading to the integral garage. There is also a lawned garden area.

The rear garden commences with paved patio, the remainder comprising circular lawned section, gravelled sections, inset shrubs, mature hedges, two sheds and a greenhouse, all enclosed by fencing.



Total floor area 71.6 m<sup>2</sup> (770 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Musk Close, Stanway, Colchester

- Semi Detached Bungalow
- Spacious Living Accommodation
- Two Double Bedrooms
- Modern Shower Room
- Enclosed Rear Garden
- Driveway Parking & Garage
- Popular West Side Location

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

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121125 - 0004

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