# Wood View Stackwood Road, Polstead Heath

Colchester, CO6 5BA

Guide Price £475,000

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## Polstead Heath, Colchester

A three/four bedroom detached bungalow with sitting room with open fireplace, kitchen, dining room/conservatory, study/bedroom four and a family bathroom, together with a detached single garage, workshop, outside wc and store, gardens and off road parking for three vehicles. All located in the popular village of Polstead.

As you enter the property, there is a hallway with a large storage cupboard and doors to the bedrooms, bathroom, kitchen, dining room and sitting room, which has dual aspect windows to the front and side, serving hatch though to the kitchen and a brick fireplace with brick shelving to the side. The kitchen has a window to the side, window looking into the dining room/conservatory and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching high level storage cupboards, built-in storage cupboard, oven with a four burner hob and extractor above and a door to the dining room/conservatory, which has triple aspect windows overlooking the garden, French doors overlooking and leading leading out to the same and a door leading out to the side.

Bedroom 1 has dual aspect windows to the front and side. Bedroom 2 has dual aspect windows to the side and rear overlooking the garden and a built-in double wardrobe. Bedroom 3 has a window to the rear overlooking the garden and bedroom 4/study has a window to the front.

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The bathroom has twin windows to the rear and a white suite comprising a panelled bath with shower over and glazed screen, low level wc and wash basin with storage below.

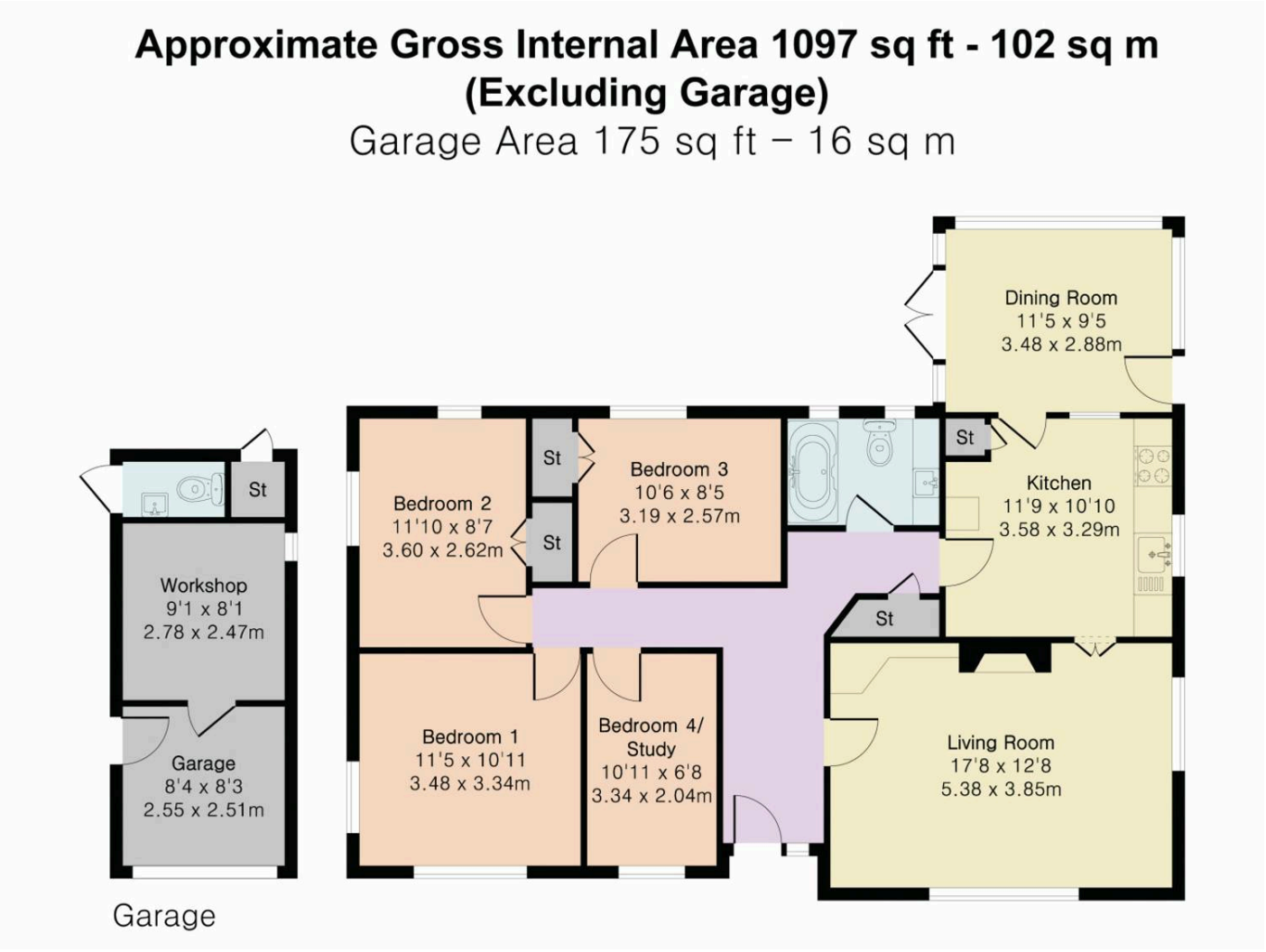
Outside, to the front, the garden is laid mainly to lawn with a variety of mature shrubs, a pathway leading to the front door, gate to the rear garden, greenhouse, garden shed and a driveway providing off road parking for three vehicles and leading to the detached single garage. To the rear, the gardens are also laid mainly to lawn with a decked seating area, some mature trees and shrubs and access to the workshop and outside wc.

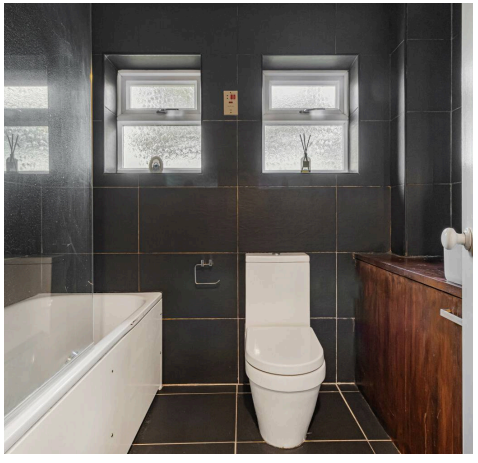
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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**Important Information:**
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

The Property Ombudsman

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