



**London Road, Stanway, Colchester, CO3 0NR**

**welcome to**

**London Road, Stanway, Colchester**

This lovely family home is situated in the popular Stanway area of Colchester, within close proximity of local amenities, shops, restaurants, pubs, schools and the A12. The property has been renovated to provide beautifully presented and modern living accommodation throughout.



**Early viewing is advised of this stunning detached family home ideally situated for access to amenities and transport links and offering well presented and spacious accommodation throughout.**

**Ground floor accommodation comprises entrance hall, cloakroom, large lounge/diner with doors through to a generous conservatory and modern kitchen.**

**The first floor offers two/three bedrooms and a bespoke four piece family bathroom.**

**Externally there is ample off street parking, a garage and large rear garden currently undergoing landscaping.**

### **Double Glazed Entrance Door To**

#### **Entrance Porch**

With double glazed windows to front and side, and door to:

#### **Hallway**

Stairs to first floor with under stairs storage, laminate wood flooring, radiator, doors to:

#### **Cloakroom**

Low level w.c., obscure double glazed window to side.

#### **Lounge / Diner**

23' 9" max x 10' 2" max ( 7.24m max x 3.10m max )  
Upvc double glazed window to front, two upvc double glazed windows to side, upvc double glazed doors to rear leading to Conservatory, two radiators, wood flooring, feature media wall with integrated fire.

#### **Conservatory**

15' 7" x 10' 5" ( 4.75m x 3.17m )  
Double glazed with tiled floor, pitched roof, tiled floor, door to side and doors to rear.

#### **Kitchen**

10' 5" max x 9' 10" max ( 3.17m max x 3.00m max )  
Modern range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, space for appliances, extractor fan, radiator, upvc double glazed windows to side and door to Conservatory, tiled floor.

### **First Floor Accommodation**

#### **Landing**

Doors to:

#### **Bedroom One**

13' 1" max x 10' max ( 3.99m max x 3.05m max )  
Upvc double glazed window to front, radiator, built-in wardrobes.

#### **Bedroom Two**

10' 6" x 9' 10" ( 3.20m x 3.00m )  
Double glazed window to rear, radiator, carpet, built-in wardrobes.

#### **Bedroom Three**

6' 3" x 5' 11" ( 1.91m x 1.80m )  
Upvc double glazed window to side, radiator, carpet.

#### **Family Bathroom**

Bespoke modern four piece bathroom comprising walk-in shower with screen, bath tub with central mixer tap and shower head, concealed cistern w.c. and wash hand basin set into vanity unit, wall mounted cabinet, tiled walls and flooring, heated towel rail, upvc double glazed window to rear.

#### **Outside**

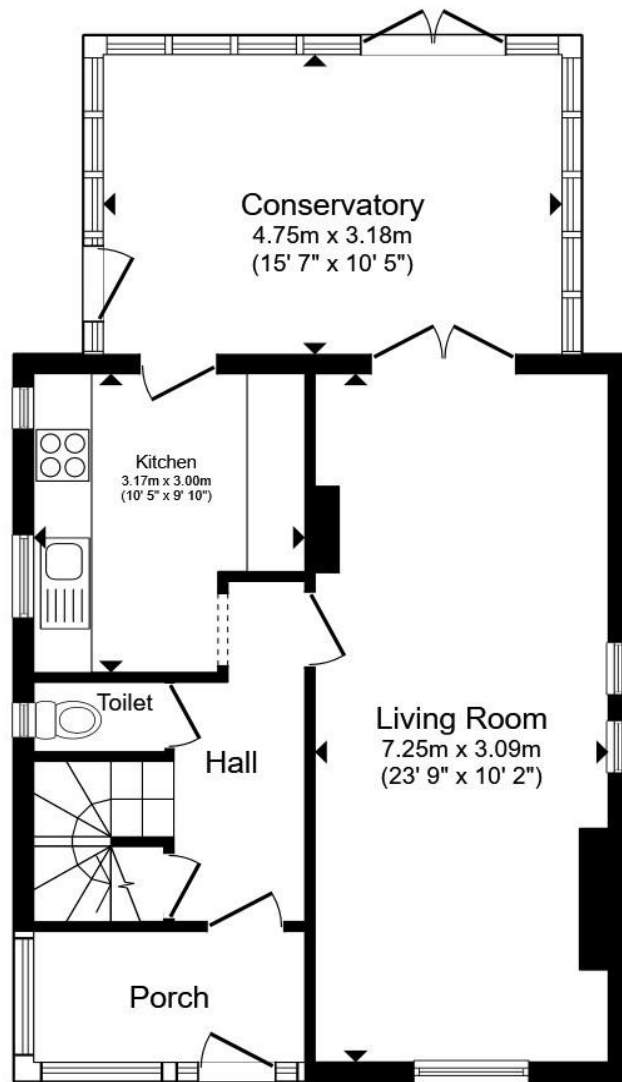
There is a driveway providing off road parking for several cars and leading to the Garage.

There is a large rear garden which is currently undergoing re-construction.

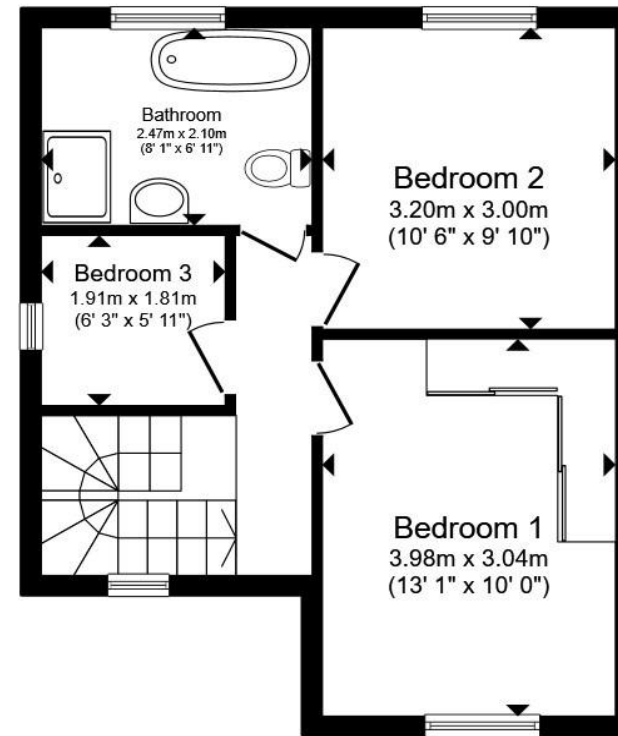


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**Ground Floor**



**First Floor**

Total floor area 98.6 m<sup>2</sup> (1,061 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)

welcome to

## London Road, Stanway Colchester

- Beautiful Detached Family Home
- Spacious Living Accommodation
- Modern Kitchen & Family Bathroom
- Two/Three Bedrooms
- Ample Parking & Garage
- Large Garden Undergoing Landscaping
- Close To Amenities & Transport Links

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121324 - 0002

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