



- Driveway Providing Parking For Multiple Vehicles
- Stanway District & Close Proximity To Tollgate Retail Park
- A Prime Example Of Four Bedroom Extended Semi Detached House
- Deceptively Spacious
- A Fantastic Family Home
- Ground Floor Cloakroom
- Four Spacious Bedrooms
- Integral Garage/Office Room

102 Blackberry Road, Stanway, Colchester, Essex. CO3 0RZ.

** Guide Price £350,000 to £375,000 ** Situated to the West of Colchester lies this extended and deceptively spacious four bedroom semi detached house and is within catchment of Stanway Primary & Secondary school, making the ideal family home. Internally the property comprises of a welcoming entrance hallway with understairs storage then leading into a spacious living room and dining room. Furthermore you are then greeted into the conservatory with French doors out to the garden. Completing the ground floor features the kitchen, a ground floor cloakroom and a separate office which forms as part of the garage conversion with a remainder of garage still remaining and in use. To the first floor offers four generous bedrooms and a modern family bathroom.



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, storage cupboard, stairs to first floor, door to:

Living Room



14' 0" x 12' 6" (4.27m x 3.81m) UPVC window to front aspect, radiator, mounted wall lights, access into:

Dining Room



10' 8" x 7' 5" (3.25m x 2.26m) Radiator, doors into:

Conservatory



11' 3" x 10' 3" (3.43m x 3.12m) UPVC French doors to garden.

Kitchen



12' 6" x 8' 8" (3.81m x 2.64m) UPVC window to front aspect, range of base and eye level units, cupboards and work surfaces, gas hob with electric oven, tiled splash back, access into inner hallway.

Cloakroom

Low level W.C, vanity wash basin, radiator.

Office



9' 8" x 5' 9" (2.95m x 1.75m) Door leading into garage.

Property Details.

First Floor

Landing

Access into loft hatch, airing cupboard, door leading into:

Bedroom One



12' 2" x 10' 5" (3.71m x 3.17m) UPVC window to front aspect, built in wardrobes.

Bedroom Two



11' 3" x 9' 2" (3.43m x 2.79m) UPVC window to rear aspect, radiator.

Bedroom Three

12' 7" x 9' 3" (3.84m x 2.82m) UPVC window to front aspect, radiator.

Bedroom Four



9' 2" x 5' 8" (2.79m x 1.73m) UPVC window to rear aspect, radiator.

Bathroom



7' 7" x 5' 6" (2.31m x 1.68m) low level W.C, vanity wash basin, panelled bath with shower attached, obscured window to rear aspect, radiator.

Outside

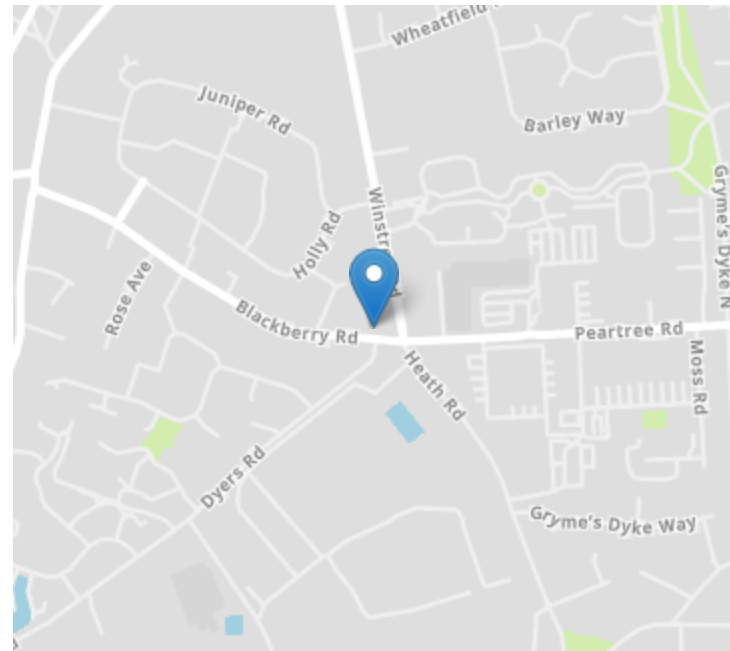


Externally the property offers an attractive garden, enclosed by panel fencing and is mainly laid to lawn and patio, which could be suitable for outside dining. To the front of the property offer a driveway for multiple vehicles and gated access into the garden.

Property Details.

Floorplans

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.