



- Impressive Detached Home
- Well Presented Throughout
- Three Bedrooms With En-Suite Shower Room To Master
- Contemporary Open Plan Kitchen/Diner
- Family Bathroom & Cloakroom
- Generous Garden
- Carport Providing Parking

3 Tyed Croft, Stanway, Colchester, Essex. CO3 0GH.

An impressive and exceptionally well presented three bedroom detached house, conveniently located in one of Colchester's most popular district 'Stanway' offering excellent access to the A12, Tollgate Business Park, good local schooling and a variety of local shops. Presented in good order this beautiful home offers modern fittings throughout and would make an family home. Internally, the accommodation comprises of an entrance hall which leads to the downstairs cloakroom, the generous lounge which has direct access to the garden and is also double aspect.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, storage cupboard and doors to;

Lounge



16' 3" x 10' 5" (4.95m x 3.17m) With double glazed window to front and side, French doors to garden, radiator, feature fireplace, TV point.

Downstairs Cloakroom

With double glazed window to rear, radiator, close coupled WC, wash hand basin.

Kitchen/Diner



16' 3" x 10' 6" (4.95m x 3.20m) With double glazed window to front and side, door to rear, radiator, a range of matching eye level and base units with worktop over, inset and drainer, integrated appliances.

First Floor

Landing

With doors to;

Bedroom One



13' 8" x 12' 2" (4.17m x 3.71m) With double glazed window to front, radiator, built in wardrobe, door to;

En-Suite



With double glazed obscure window to front, radiator, close coupled WC, wash hand basin, shower cubicle.

Property Details.

Bedroom Two



10' 8" x 10' 6" (3.25m x 3.20m) With double glazed window to front, radiator, built in storage cupboard.

Bedroom Three



8' 0" x 7' 5" (2.44m x 2.26m) With double glazed window to side, radiator.

Family Bathroom



With obscure double glazed window to side, close coupled WC, panelled bath with shower, wash hand basin.

Outside

Rear Garden



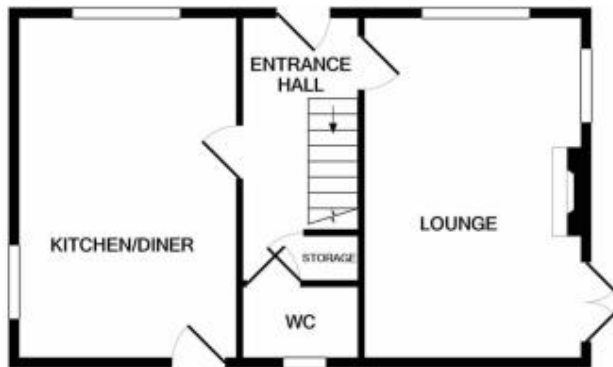
The rear garden is enclosed by fencing and boasts a lawn area and also a patio area ideal for outdoor dining. There is a side gate which provides access to the covered carport and detached garage.

Carport & Garage

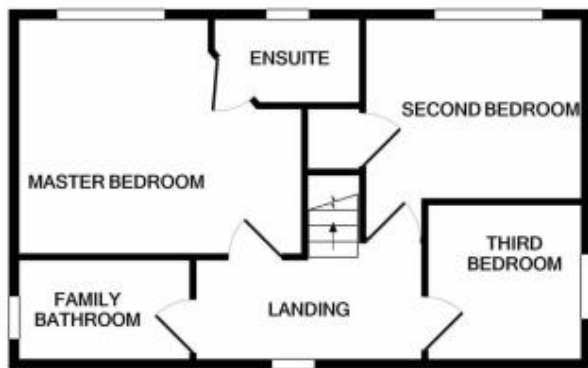
Located adjacent to the property with the carport providing off road parking. The garage has power and light and an up and over door to front.

Property Details.

Floorplans



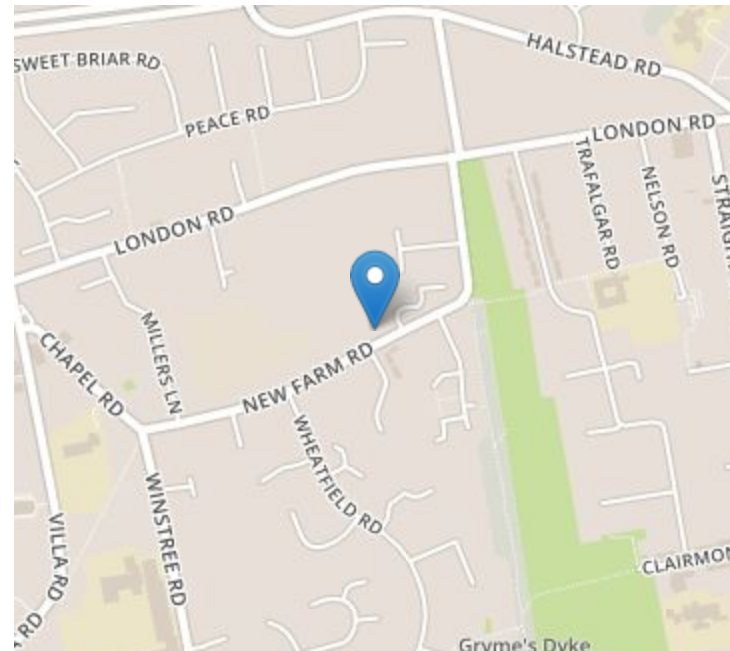
GROUND FLOOR



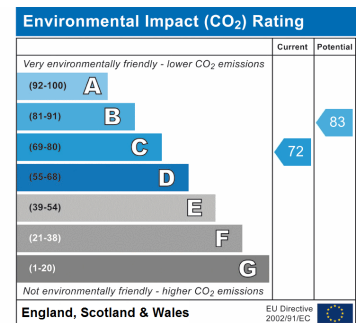
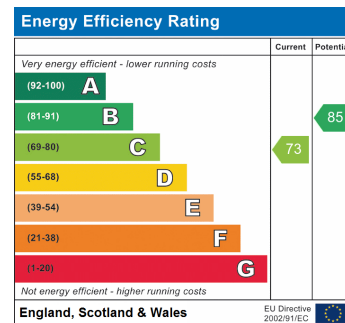
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.