



16 Old Chapel Drive, Stanway, Colchester, Essex. CO3 0AE.

****Guide Price £375,000 - £400,000**** A contemporary and impressive example of a four bedroom family home, favourably positioned to the West of Colchester in the popular district of Stanway. Complete with enviable specifications and offering a wealth of reception and bedroom space throughout and benefitting from a sizeable private and enclosed rear garden, this home is not to be missed. Within easy access of some of the city's most favourable primary and secondary schooling, as well as within reach of an array of useful; amenities, shops and transport links, everything is within moments of this excellent home.

- ****Guide Price £375,000 - £400,000****
- West Colchester - Stanway Location
- A Contemporary Four Bedroom Family Home
- Favourably Positioned To The West Of Colchester, Stanway
- En-Suite Shower Room & Four Piece Family Bathroom
- Four Generous Bedrooms
- Modern Kitchen With Integrated Appliances
- Impressive Reception Room
- Downstairs Cloakroom
- Garage, Parking & Private Enclosed Rear Garden



Property Details.

Ground Floor

Entrance Hall

7' 11" x 4' 4" (2.41m x 1.32m) Entrance door to front aspect, tiled floor, doors and access to:

Ground Floor Cloakroom

W.C, wash hand basin, radiator

Kitchen/Dining/Reception Room



27' 1" x 16' 4" (8.26m x 4.98m) Open Plan Kitchen/Dining/Reception Room comprising of; a range of modern fitted high gloss base and eye level units with worksurfaces over, drawers under, inset sink, drainer and mixer tap over, integrated dishwasher, oven/grill, hob and contemporary extractor fan over, fridge/freezer, space for washing machine, microwave oven, under-counter lighting, tiled floor

Windows to front and rear aspect, 1/2 tiled floor, 1/2 carpet, patio doors to rear aspect, communication points, under-stairs storage, integral garage access, radiator, stairs to first floor

First Floor Landing

Landing

Stairs to ground floor, airing cupboard, doors and access to:

Property Details.

Master Bedroom



13' 4" x 11' 3" (4.06m x 3.43m) Window to front aspect, built in wardrobes, radiator, door and access to:

En-Suite Shower Room

1/2 tiled walls, wash hand basin, W/C, wall mounted chrome towel rail, shower cubicle

Bedroom Two



11' 6" x 8' 7" (3.51m x 2.62m) Window to rear aspect, radiator, built in wardrobes

Bedroom Three



10' 5" x 10' 9" (3.17m x 3.28m) Window to rear aspect, radiator

Bedroom Four

11' 1" x 7' 3" (3.38m x 2.21m) Window to rear aspect, radiator

Family Bathroom



Four piece family bathroom comprising of; Window to front aspect, tiled flooring, wall mounted chrome towel rail, panel bath, shower cubicle, W.C, wash hand basin, 1/2 tiled walls.

Outside, Garden, Parking & Garage



Outside, a private and enclosed rear garden awaits, commencing with a sizeable patio area and the remainder is predominately laid to lawn. To the front, off road parking is available off road for one vehicle on a private driveway. The property is further enhanced by a garage, currently divided into two sections by a stud wall and would prove to be the ideal space for a home office, gym or studio.

Additional Information

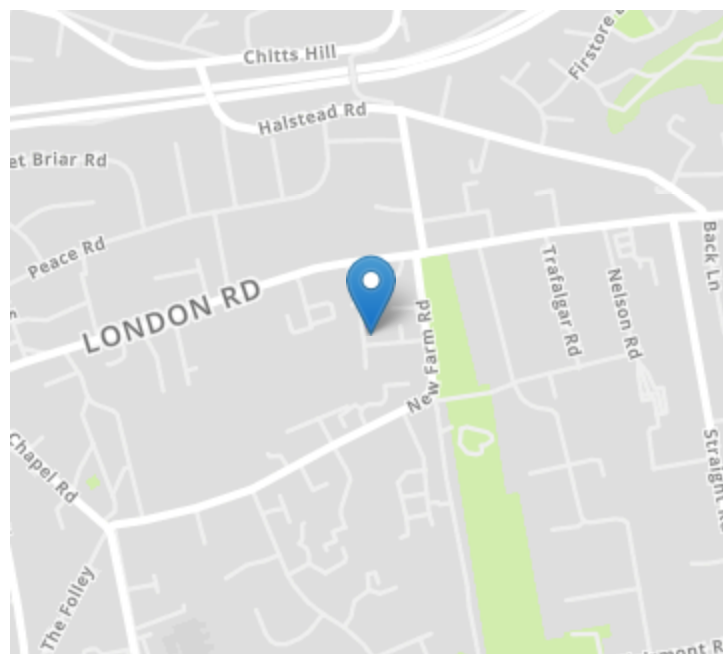
Please be advised that there is an annual estate charge payable of £367.00p per annum (circa.), payable to EEML St Albrights Management. This contributes towards the maintenance of the immediate development and it's services. We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance, to prevent any discrepancy.

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.