



- Improved & Upgraded Three Bedroom Detached Home
- Stanway Location & Close To Tollgate Retail Park
- Kitchen-Breakfast Room With Integrated Appliances
- Downstairs Cloakroom
- Reception Room
- South-West Facing Conservatory & Garden
- Principal Bedroom With En-Suite Shower Room
- Further Double Bedroom & Single Third Bedroom
- Tiled First Floor Family Bathroom
- Off Road Parking & Garage

3 Barn Fields, Stanway, Colchester, Essex. CO3 0WL.

Upgraded & improved with modern specifications featured throughout, this wonderful three bedroom detached family home commands a favourable position to the West of Colchester in the ever popular district of Stanway. Within striking distance of the ever expanding Tollgate Retail Park, of which is home to an array of useful shops, amenities, coffee/restaurants and more. It is also positioned within a short car journey of both Colchester's mainline station and Marks Tey station, both offering links to London Liverpool Street station within the hour. A12/A120 access all provides a corridor to both London & Ipswich. An array of favourable primary and secondary schooling is located near by, making the home ideal for families.



Property Details.

Ground Floor

Entrance Hall

Ground Floor Cloakroom

Kitchen-Breakfast Room



19' 4" x 11' 5" (5.89m x 3.48m)

Living Room



19' 4" x 11' 1" (5.89m x 3.38m)

Conservatory



12' 3" x 9' 11" (3.73m x 3.02m)

First Floor

Landing

Principal Bedroom



13' 3" x 11' 3" (4.04m x 3.43m)

Property Details.

En-Suite Shower Room



Bedroom Two



13' 3" x 7' 8" (4.04m x 2.34m)

Bedroom Three



9' 11" x 7' 8" (3.02m x 2.34m)

Family Bathroom



5' 6" x 7' 11" (1.68m x 2.41m)

Outside

Rear Garden



Property Details.

Floorplans

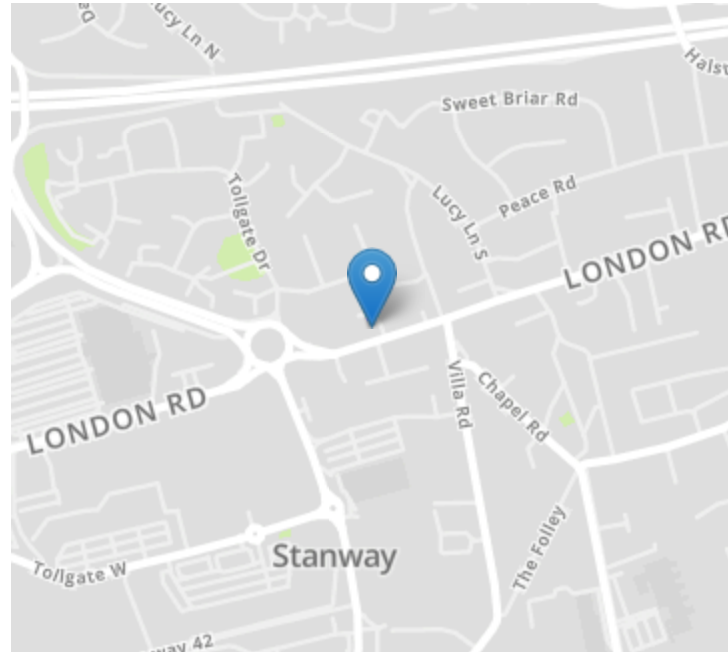


Total area: approx. 108.4 sq. metres (1167.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not intended. The plan is for planning purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the outside area and may include non-structural space. No guarantee is given for any measurements including total area. Buyers are advised to take their own measurements.

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Plan provided by: Barn Fields

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.