

- An Array Of Excellent Primary & Secondary Education Close By
- Garage & Driveway
- An Excellent Example Of A Four Bedroom Detached Home
- En Suite To Master Bedroom
- Positioned To The West Of Colchester, Stanway
- Ground Floor Cloakroom
- Two Reception Rooms
- First Floor Family Bathroom Suite

54 New Farm Road, Stanway, Colchester, Essex. CO3 0PG.

** Guide Price £425,000 to £450,000 ** An excellent example of a four bedroom detached family home, occupying a favourable position to the West of Colchester. Nestled in the ever popular 'Stanway district' of Colchester, this impressive home provides unrestricted access to Colchester's ever expanding Tollgate Retail Park, home to an array of excellent shops, amenities and eateries. It is also within easy reach of some of the towns best comprehensive primary and secondary education and is ideal for any family who requires quick access to the London corridor, with access to the A12/A120 near by.



Property Details.

Ground Floor

Entrance Hall

Entrance door, radiator, stairs to first floor, tiled floor, doors to:

Cloakroom

Low level WC, pedestal wash hand basin, tiled splash back, radiator, tiled floor.

Reception Room



17' 3" x 11' 1" (5.26m x 3.38m) UPVC window to front and patio doors to rear garden, radiator.

Kitchen/Breakfast Room



16' 9" x 10' 8" (5.11m x 3.25m) UPVC window to front and rear, UPVC door to rear, range of base and eyelevel units with work surfaces over, breakfast bar, inset sink unit with drainer, gas hob with extractor over, double electric ovens, spotlights, radiator, wood effect flooring.

Dining Room

9' 1" x 7' 3" (2.77m x 2.21m) UPVC window to rear, radiator, wood effect flooring.

First Floor

Landing

Doors to:

Master Bedroom



12' 7" x 11' 1" (3.84m x 3.38m) UPVC window to front, radiator, door to:

EnSuite



UPVC obscure window to rear, low level WC, pedestal wash hand basin, walk in fully tiled shower, heated towel radiator, part tiled walls, tiled floor.

Property Details.

Bedroom Two



9' 3" x 7' 11" (2.82m x 2.41m) UPVC window to front, radiator.

Bedroom Three



9' 2" x 7' 5" (2.79m x 2.26m) UPVC window to rear, radiator.

Bedroom Four

7' 11" x 7' 4" (2.41m x 2.24m) UPVC window to rear, radiator

Family Bathroom



UPVC obscure window to front, low level WC, pedestal wash hand basin, p-shape bath with glass shower screen and shower over, heated towel radiator, part tiled walls, tiled floor.

Outside

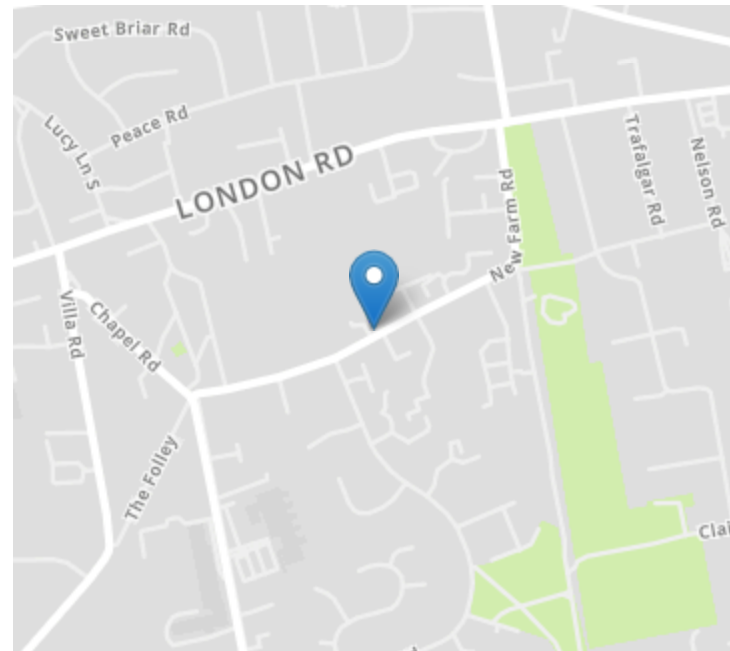


Outside the property consists of a wrap around rear garden, which is mainly enclosed by panel fencing, laid to patio and lawn, suitable for outside dining. There is also a shed to remain. To the front of the property offers a driveway for multiple vehicles and a single garage with both power and light connected.

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.