



- A Stunning Four/Five Bedroom Town House
- Beautiful Open Plan Kitchen/Dining/Living Space With Feature Fireplace
- Five Well Proportioned Bedrooms
- En-Suite, Family Bathroom And Downstairs WC
- Landscaped Garden
- Double Tandem Garage With Parking Adjacent

### 15 Church Lane, Stanway, Colchester, Essex. CO3 8LP.

Privileged with the instructions to sell this stunning four/five bedroom semi-detached townhouse, recently constructed by highly reputable national builders 'CALA Homes'. Positioned favourably to the west of Colchester in Stanway this flexible home offers excellent access to the nearby Tollgate Retail park, Colchester Town Centre, The A12 and good primary and secondary schooling.

Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

With Amtico flooring, radiator, stairs rising to first floor and doors to;

### WC

With UPVC double glazed window to front, radiator, Amtico flooring, wash hand basin, close coupled WC.

### Open Plan Kitchen/Dining/Living Space



A fabulous open plan 'L' shape room with UPVC double glazed window to rear and front, UPVC French doors to rear garden, Amtico flooring, radiator, feature fireplace with feature rustic plinth.

Kitchen Area; offering a range of matching contemporary eye level and base units with drawers and worktops over, inset one and a half sink and drainer, larder cupboard, integrated appliances to include: dishwasher, washing machine and fridge/freezer, electric oven with a gas hob and extractor hood over.

## First Floor

### Landing

With UPVC double glazed window to side, airing cupboard, stairs to second floor, doors to;

## Bedroom One



16' 11" x 10' 9" (5.16m x 3.28m) With two UPVC double glazed windows to rear, radiator.

## Bedroom Two



With UPVC double glazed window to front, radiator, built in wardrobe, door to en-suite. (currently used as a sitting room.)

## En-Suite



With UPVC double glazed window to front, heated towel rail, Amtico flooring, part tiled walls, close coupled WC, double walk in shower cubicle, wash hand basin.

# Property Details.

## Second Floor

### Second Floor Landing

With doors to;

### Bedroom Three



12' 9" x 9' 1" (3.89m x 2.77m) With UPVC double glazed window to front, radiator.

### Bedroom Four

12' 8" x 9' 1" (3.86m x 2.77m) With UPVC double glazed window to rear, radiator.

### Family Bathroom



With UPVC double glazed window to front, Amtico flooring, heated towel rail, part tiled walls, wash hand basin, close coupled WC, panelled bath.

## Outside

### Rear Garden



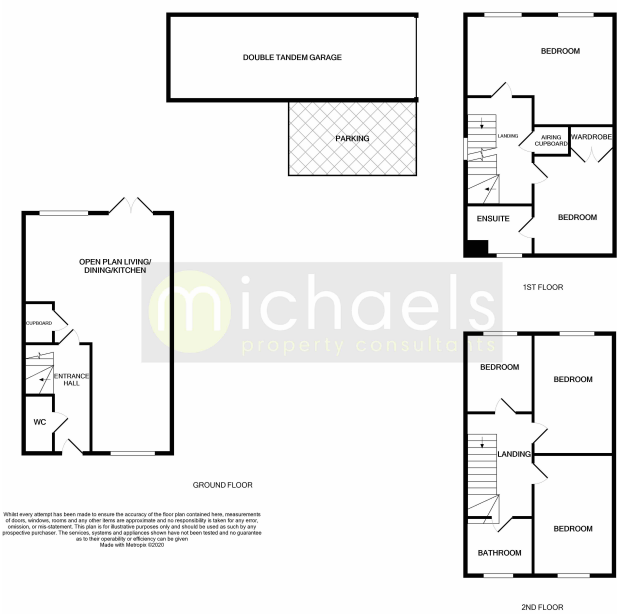
The rear garden has been landscaped by the current owners and now offers a delightful decking area to the rear of the property. An ideal space for outdoor furniture and entertaining and an easy maintenance lawn follows from here. The garden is enclosed by fencing and has rear access from the parking area.

### Garage & Parking

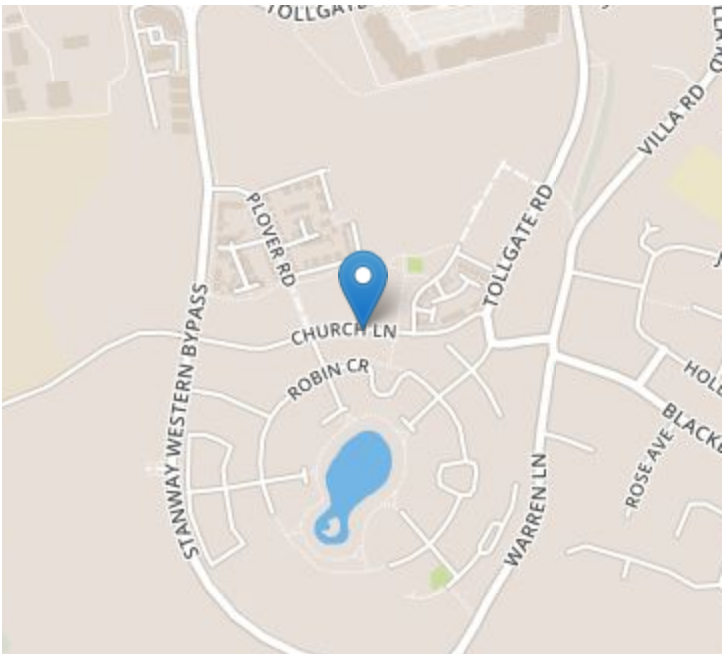
To the rear of the property is the detached double tandem garage which has an up and over door to the front with power connect. Adjacent to the garage is the parking for the property.

# Property Details.

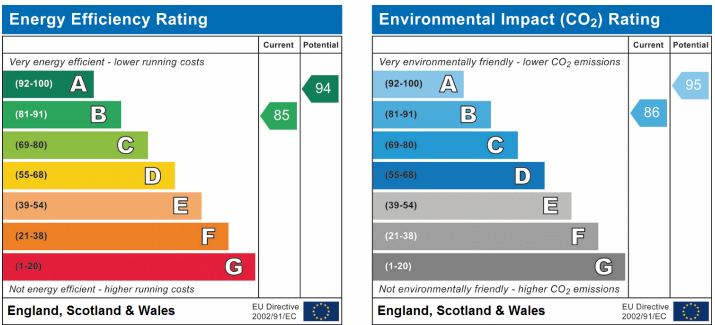
## Floorplans



## 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.