



- Substantial Five Bedroom Detached Residence
- West Colchester Position - Stanway Location
- Impressive Garden & A Wealth Of Off Road Parking
- Three Reception Rooms
- Sun Room
- Kitchen-Diner, Utility & Ground Floor Cloakroom
- Five Excellent Double Bedrooms
- En-Suite & Family Bathroom
- Integral Double Garage

17 Blackberry Road, Stanway, Colchester, Essex. CO3 0RT.

A truly remarkable and an exciting opportunity has arisen to purchase this imposing and most impressive five bedroom detached residence, situated in the heart of Stanway and offering a sensational amount of living & bedroom space throughout. Set back in a private position and enclosed by an attractive hedge boundary, this stunning family home has been improved, loved and finished to a high specification throughout.



Property Details.

Ground Floor

Entrance Hall

11' 2" x 12' 7" (3.40m x 3.84m) UPVC entrance door to front aspect, radiator, inset coconut mat, UPVC window to front aspect, under stairs storage cupboard, further doors to:

Television/Reading Room

15' 6" x 12' 7" (4.72m x 3.84m) UPVC window to front aspect, radiator, feature fireplace, variety of communication input/output

Formal Dining Room



12' 4" x 13' 6" (3.76m x 4.11m) UPVC bay window to front aspect, radiator, telephone point

Sun/Day Room



22' 6" x 16' 7" (6.86m x 5.05m) radiator, inset spotlights throughout, ceiling fan, storage cupboard, UPVC french doors and windows to rear aspect and over (with bespoke blinds to remain), variety of communication input/output points, double doors to both sides providing access to:

Reception Room



19' 6" x 18' 2" (5.94m x 5.54m) UPVC french doors to rear aspect, UPVC windows to side aspect, radiator x2, feature fireplace, variety of communication input/output points, wall mounted lights

Kitchen-Diner



19' 6" x 18' 2" (5.94m x 5.54m) Variety of modern fitted base and eye level units with granite working surfaces over, tiled splash backs, inset sink, 1/2 drainer and drainer with chrome tap over, NEFF five ring gas hob with extractor fan over, inset NEFF double electric fan assisted oven and grill, integrated dishwasher, radiator, inset spotlights throughout, UPVC window to rear aspect & UPVC door to side aspect, tiled floor throughout, breakfast bar with space for stalls under, further door to:

Utility Room

16' 0" x 6' 0" (4.88m x 1.83m) UPVC window to rear aspect, variety of base and eye level units with roll top working surfaces over, inset stainless steel sink, drainer with tap over, space for washing machine & tumble dryer under, radiator, UPVC door to side access, tiled floor, further doors to:

Downstairs W.C

Low level WC, pedestal wash hand basin with tiled splash, UPVC window to side aspect

Property Details.

First Floor

First Floor Landing

Stairs to ground floor, UPVC windows to rear aspect, radiator, smoke alarm, loft access, further doors to:

Master Suite



19' 3" x 19' 4" (5.87m x 5.89m) UPVC window to rear aspect, UPVC window to side aspect, inset spotlights, inset spotlights throughout, variety of communication input/outputs throughout, radiator x2, overhead and bedside bespoke storage units./wardrobes/draws, further built in cupboard, ceiling fan, further door to:

En-Suite Bathroom

W.C, panel bath, vanity wash hand basin, chrome wall mounted towel rail, tiled wall and vinyl tiled floor, walk in shower cubicle with tiled wall behind, tiled walls throughout, inset spotlights, wall strip light, ceiling fan

Bedroom Two



11' 9" x 15' 5" (3.58m x 4.70m) UPVC window to front and rear aspect, radiator, inset spotlights throughout, telephone point

Bedroom Three

12' 2" x 12' 5" (3.71m x 3.78m) Radiator, UPVC window to front aspect

Bedroom Four

11' 8" x 12' 2" (3.56m x 3.71m) UPVC window to front aspect, radiator

Bedroom Five

8' 9" x 11' 2" (2.67m x 3.40m) UPVC window to front aspect, radiator

Family Bathroom Suite

Chrome wall mounted towel rail, tiled floor, vanity wash hand basin, walk in shower cubicle with tiled wall behind, panel bath, W.C, tiled walls throughout, inset spotlights throughout, extractor fan

Outside, Garages, Garden & Parking



This property sits on an exceptional plot, therefore featuring a stunning private South facing rear garden, designed to ensure maximum privacy, peace and tranquility. Maintained & presented to the highest of standards throughout, this rear garden has been landscaped meticulously by the current vendors and features a large attractive patio area, ideal for outdoor dining and hosting, with the remainder laid to lawn. Mature hedge & trees form the border and boundaries, in addition to panel fencing. The rear garden benefits from two large garden sheds, of which are to remain with the property for the benefit of any prospective purchaser. Furthermore, there is an additional block paved seating area to the rear of the garden, ideal for the sun worshiper. Side access is also present.

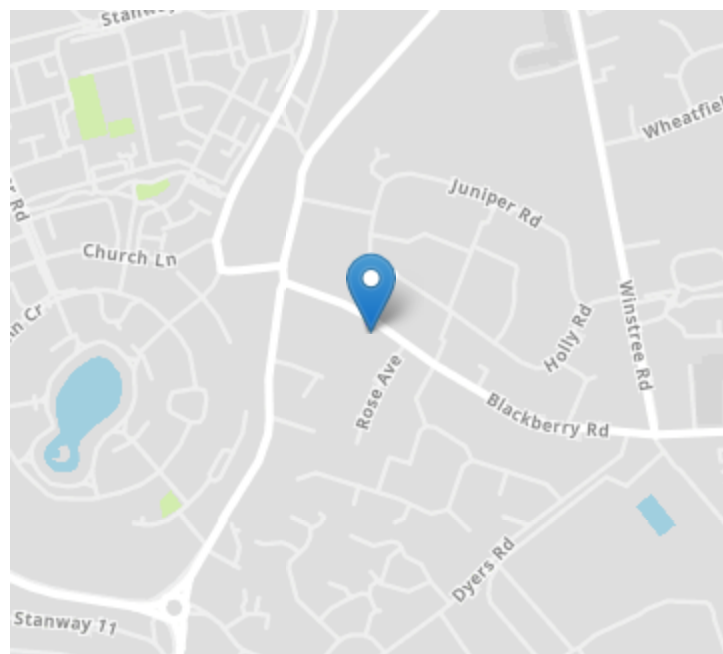
To the front of the property, off road parking can be found on a block paved driveway for multiple vehicles and is easily accessible. Finally, the property is complete with a double garage, with two up and over doors and the garage features full power.

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.