



- Beautifully Present Family Home
- Two/Three Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Cloak Room, En suite & Family Bathroom
- Four Double Bedrooms
- Generous Rear Garden
- Walking Distance To Stanway School
- Garage & Driveway
- Close Proximity To The A12 & Local Ammenties

23 Wheatfield Road, Stanway, Colchester, Essex. CO3 0YA.

Guide Price £380,000 - £390,000 An exceptionally spacious four bedroom detached property residing in a pleasant position in the sought after Stanway district of Colchester, with its excellent schooling within walking distance, A12 access and local amenities. This well presented family home features an array of extremely generous and well proportioned accommodation throughout and simply must be viewed in order to be fully appreciated. Key highlights include two/three sizeable reception rooms, a spacious living room, dining area, fitted kitchen, separate study, a total of four double bedrooms with en suite and family bathroom.



Property Details.

Ground Floor

Entrance Hall

Entrance door to side aspect, stairs to first floor, under stairs storage cupboard, radiator, doors leading to;

Cloakroom

Double glazed window to side aspect, low level WC, wall mounted wash hand basin, tiled splash back, tiled floor.

Living Room



19' 0" x 11' 6" (5.79m x 3.51m) TV and television points, radiator, opening onto dining area.

Dining Area



18' 2" x 9' 0" (5.54m x 2.74m) UPVC windows to all aspects, double doors to rear garden, radiator.

Study

9' 0" x 9' 0" (2.74m x 2.74m) Box bay window to front aspect, TV points, radiator.

Kitchen



11' 2" x 9' 6" (3.40m x 2.90m) Double glazed window to front aspect and door to side, a range of base and eye level units with work surface over, inset sink & drainer unit, tiled splash backs, plumbing for washing machine and dishwasher, concealed gas boiler, space for fridge freezer, double electric oven, electric hob with extractor over.

First Floor

Landing

Double glazed window to side aspect, loft access, doors leading to;

Bedroom One



12' 2" x 10' 3" (3.71m x 3.12m) Double glazed window to rear aspect, built in wardrobes radiator.

Property Details.

Bedroom Two



11' 4" x 10' 3" (3.45m x 3.12m) Double glazed window to front aspect, radiator.

Bedroom Three



10' 0" x 8' 6" (3.05m x 2.59m) Double glazed window to front aspect, radiator.

En Suite



Low level WC, wash hand basin, fully tiled shower cubical, chrome heated towel rail.

Bedroom Four

10' 5" x 8' 6" (3.17m x 2.59m) Double glazed window to rear aspect, built in wardrobe, radiator.

Bathroom



Double glazed window to side aspect, low level WC, wall mounted wash hand basin, panel bath, heated towel rail, airing cupboard.

Garage

Up & over door with power and light connected and a door leading to garden.

Garden & Parking

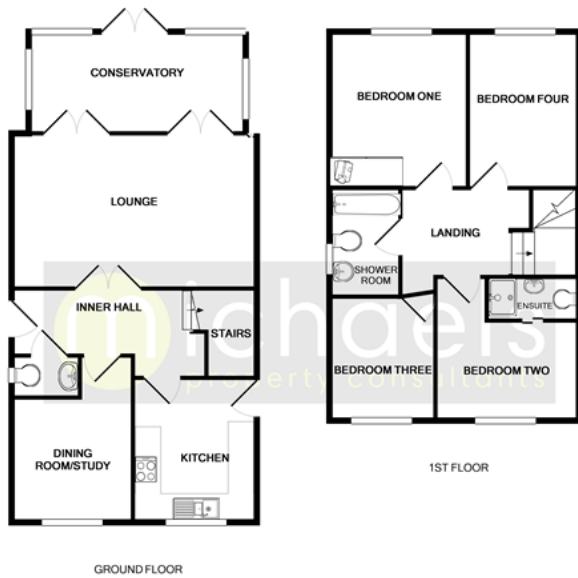


To the front the property benefits from a generous driveway providing off road parking for three cars comfortably.

The generous rear garden comprises of paved patio area, garden tap, landscaped lawn, tree, shrubs and flower bed borders, gate to side, fully enclosed by panel fencing.

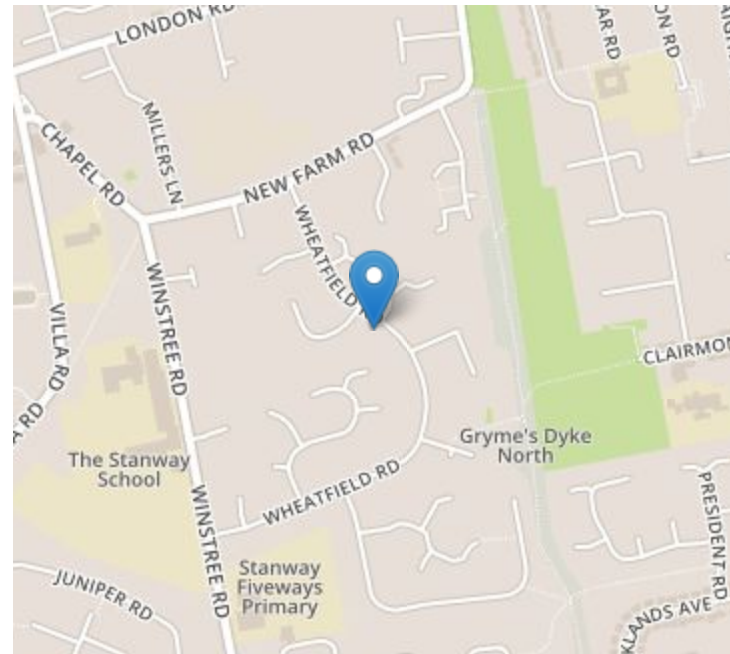
Property Details.

Floorplans

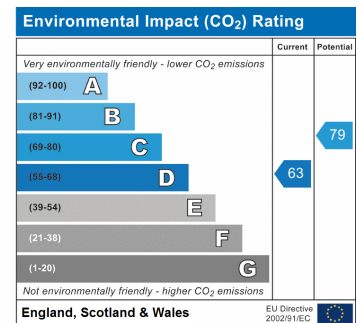
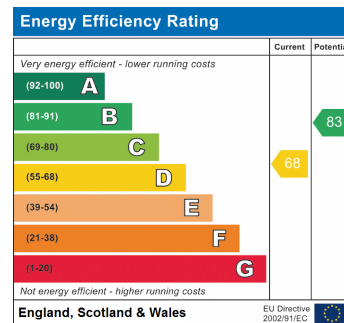


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.