



- Executive Four Bedroom Detached Residence
- Two Reception Rooms
- Two Conservatory's
- Four Well Proportioned Bedrooms
- Large Fitted Kitchen With Space For Appliances
- Private Rear Gardens
- Gated Carport & Garage
- En-suite To Master Bedroom
- First Floor Family Bathroom Suite

**4 Grymes Dyke Way, Stanway,  
Colchester, Essex. CO3 0QT.**

An executive four bedroom detached residence positioned favorably to the West of Colchester and within catchment of one of towns best comprehensive schools, Stanway Secondary School. Making the ideal family home, this much loved property has been extended and improved over the years and provides a wealth of both living and bedroom space throughout. The ground floor accommodation commences with a large entrance hall and benefits from a downstairs cloakroom. The welcoming entrance hall leads on to a large and impressive living room measuring an impressive 17'FT x 13'3FT and makes the ideal hosting space.





# Property Details.

## Ground Floor

### Entrance Hall

with radiator, under stairs storage cupboard, space for office area and doors to;

### Cloakroom

With window to side, enclosed cistern WC and vanity unit with wash hand basin.

### Lounge



17' 7" x 13' 3" (5.36m x 4.04m) With radiator, TV point, feature fireplace, stairs to first floor with oak hand rail and glass balustrade, open to conservatory and oak doors to dining room.

### Conservatory



15' 8" x 8' 3" (4.78m x 2.51m) Of UPVC and brick construction with French doors to garden.

## Dining Room



17' 5" x 9' 2" (5.31m x 2.79m) With sliding door to further conservatory, radiator, open to kitchen.

## Kitchen



15' 3" x 9' 2" (4.65m x 2.79m) With window to front, a range of modern fitted matching eye level and base units with drawers and worktops over, gas hob with extractor hood over, electric oven, inset one and a half sink and drainer, plumbing for washing machine, tiled floor with heating under, door to utility room.

## Utility Room

With matching cupboard, worktop with inset sink, door to garden.

## Conservatory Two

Of Aluminium construction with double doors to garden.

## First Floor

### Landing

With loft access and doors to;

# Property Details.

## Bedroom One



15' 10" x 11' 3" (4.83m x 3.43m) With two double glazed windows to front, built in wardrobes, radiator, airing cupboard, door to en-suite.

## En-Suite



With close coupled WC, wash hand basin, corner shower cubicle, part tiled walls.

## Bedroom Two



11' 3" x 10' 1" (3.43m x 3.07m) With window to side and radiator.

## Bedroom Three

13' 11" x 10' 0" (4.24m x 3.05m) With window to front and radiator.

## Bedroom Four

10' 0" x 9' 8" (3.05m x 2.95m) With window to front and side, radiator.

## Bathroom

A three piece bathroom suite with obscure window to side, vanity unit with wash hand basin and enclosed cistern WC, panelled bath with shower attachment.

## Outside

## Gardens



The property resides on a generous plot and offers two gardens to both sides and a courtyard front garden. On the right hand side there is a generous garden with a patio area leading to lawn with various trees and shrubs which is enclosed by panel fencing. The left hand side of the property has a enclosed garden area mainly bark chippings and offers a fishpond and gives access to the carport and double length garage. The courtyard front garden is mainly patio and offers access to both sides.

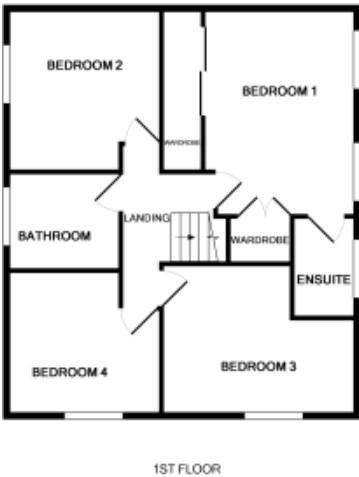
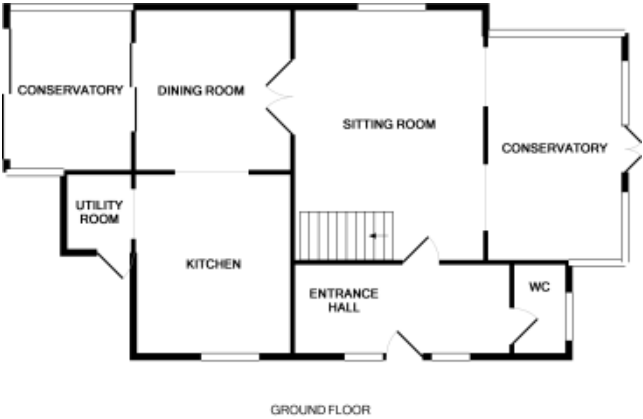
## Garage And Carport

The garage is double length and measures 29' x 7' with an up and over door to front, personnel door to side and power and light. The covered carport offers spaces for off road parking and is accessed via electric gates.



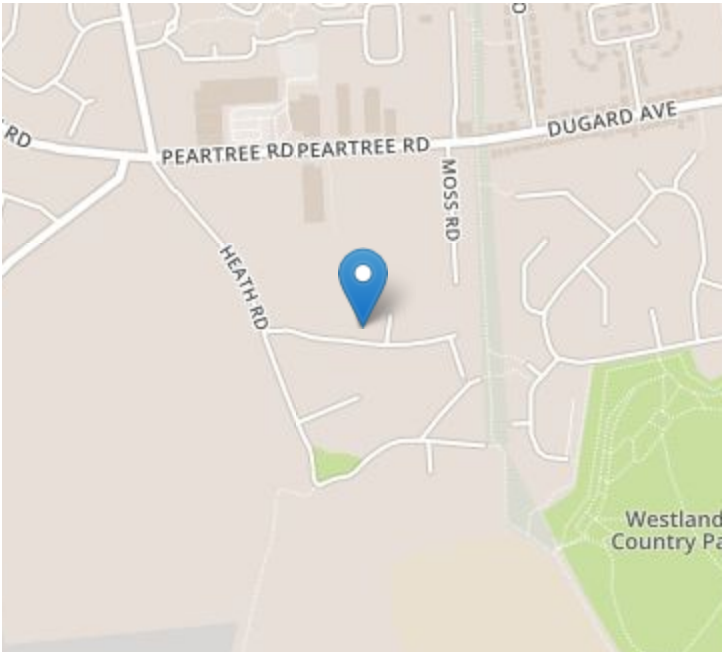
# Property Details.

## Floorplans

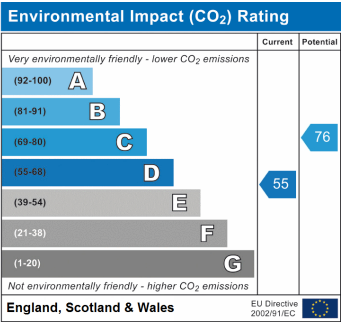
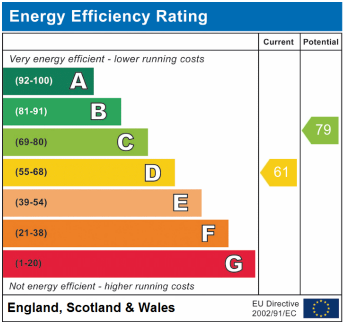


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.