



- Contemporary Town House Offering Ample Living Accommodation
- Three/Four Bedrooms
- Flexible Accommodation Over Three Floors
- Kitchen/Diner
- Ground Floor Snug/Bedroom
- Ensuite, Family Bathroom And Cloakroom
- Well Presented Throughout
- Generous Gardens
- Carport And Parking

51 Martin Hunt Drive, Stanway, Colchester, Essex. CO3 8BL.

Built within the last two years by a national reputable builder is this three/four bedroom semi-detached town house located to the west of Colchester in the ever district of 'Stanway' with excellent access to Tollgate Retail Park, The A12, Colchesters Town Centre and great local primary and secondary schooling. Offering generous accommodation over the three floors this flexible home would be ideal for the growing family looking for a home with good amenities on the doorstep.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Entrance door, doors leading off, stairs rising to the first floor.

Snug/Bedroom

10' 11" x 8' 10" (3.33m x 2.69m) Double glazed window to front, radiator.

WC

Low level WC, wash hand basin, radiator

Kitchen/Diner



13' 0" x 12' 8" (3.96m x 3.86m) Double glazed window to rear, French doors leading out onto the rear garden, range of wall and base level units, work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over, integrated four ring gas burner with oven below, stainless steel extractor fan, cupboard housing wall mounted boiler, under stairs storage cupboard.

First Floor

First Floor Landing

With under stairs area ideal for study space and doors to;

Lounge



13' 2" x 9' 2" (4.01m x 2.79m) Two double glazed windows to front, radiator.

Bedroom One



10' 3" x 9' 4" (3.12m x 2.84m) Two windows to rear, radiator, door to;

En-Suite Shower Room

White suite comprising low level WC, wash hand basin, fully tiled shower cubicle

Second Floor

Second Floor Landing

Doors to;

Property Details.

Bedroom Two



13' 0" x 10' 2" (3.96m x 3.10m) Two double glazed windows to front, radiator.

Bathroom



White suite comprising low level WC, wash hand basin, panelled bath, radiator, part tiled walls.

Bedroom Three



13' 0" x 8' 9" (3.96m x 2.67m) Two double glazed windows to rear, radiator.

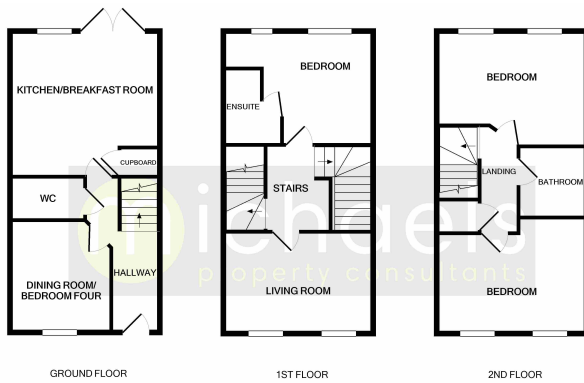
Outside



Outside, the property also benefits from an enclosed rear garden which is mainly laid to lawn and to the side of the property there is a covered car port providing off road parking for several cars.

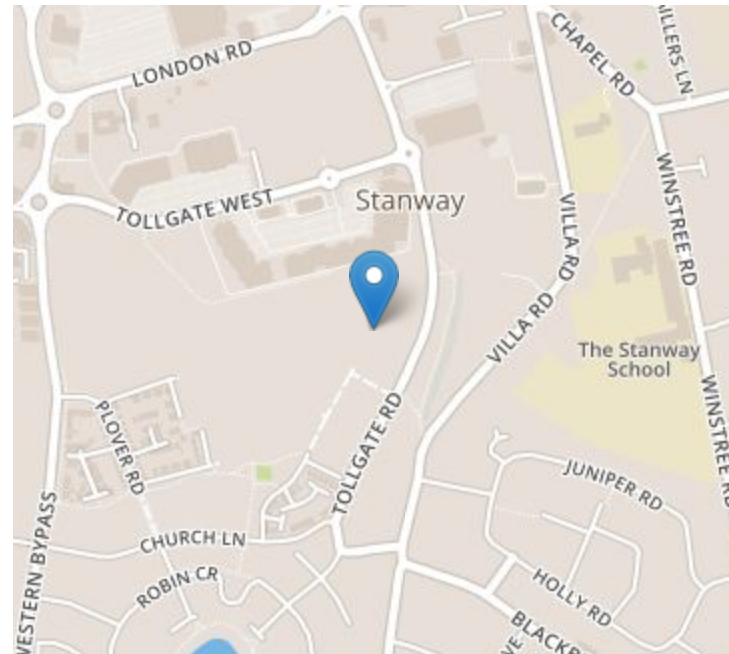
Property Details.

Floorplans

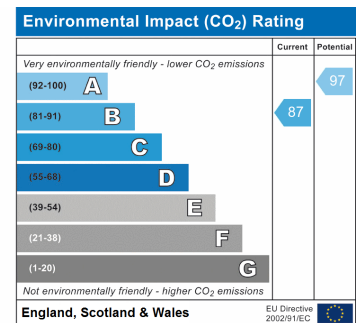
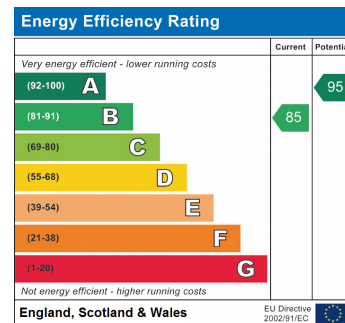


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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