



- Sought After Stanway Location
- Detached Family Home
- Open plan Living/Dining room
- Kitchen
- Ground Floor Cloakroom
- Three Sizeable Bedrooms
- Shower Room & Separate WC
- Private Rear Garden
- Car port & Garage
- Offered With No Onward Chain

## 26 Pearmain Way, Stanway, Colchester, Essex. CO3 0NP.

Located in a highly sought area of Stanway to the West of Colchester within walking distance to Stanway secondary school, close proximity to the A12 and close to an array of amenities including shops, supermarkets and restaurants, is this detached family home comprising of generous open plan living/dining room, fitted kitchen, ground floor cloak room, the first floor offers three generous bedrooms, shower room and separate WC. Externally there is a very generous driveway, covered car port, garage and a low maintenance rear garden. The property is in need of updating cosmetically and is offered with no onward chain. Internal viewing is a must.





# Property Details.

## Ground Floor

### Entrance Porch

UPVC entrance door.

### Cloakroom

UPVC window to front, low level WC, pedestal wash hand basin.

### Living/Dining Room



24' 6" x 14' 4" (7.47m x 4.37m) UPVC window to front, and sliding door to rear, stairs to first floor, under stairs storage cupboard, two radiators, TV & phone points.

### Kitchen



9' 3" x 7' 5" (2.82m x 2.26m) UPVC window to rear and door to side, range of base and eye level units with work surface over, inset sink unit with tap and drainer, fully tiled walls, space for cooker, extractor hood, plumbing for washing machine, storage cupboard, space for fridge/freezer.

## First Floor

### Landing

Loft hatch, airing cupboard, doors to;

### Bedroom One



12' 9" x 9' 6" (3.89m x 2.90m) UPVC window to front, radiator.

### Bedroom Two



9' 2" x 8' 9" (2.79m x 2.67m) UPVC window to rear, radiator, built in wardrobes.

# Property Details.

## Bedroom Three



9' 9" x 7' 1" (2.97m x 2.16m) UPVC window to front, built in cupboard, radiator.

## Bathroom



Frosted UPVC window to front, Pedestal wash hand basin, panel bath, part tiled walls.

## Separate WC



Frosted UPVC window to rear, low level WC.

## Outside



To the front of the property there is a generous front garden that is laid to lawn with mature shrubs and flower beds. There is a generous driveway providing off road parking for several cars, leading to the car port and garage.

The low maintenance garden is fully paved with raised flower beds, garden tap, gated side access, door leading to garage.

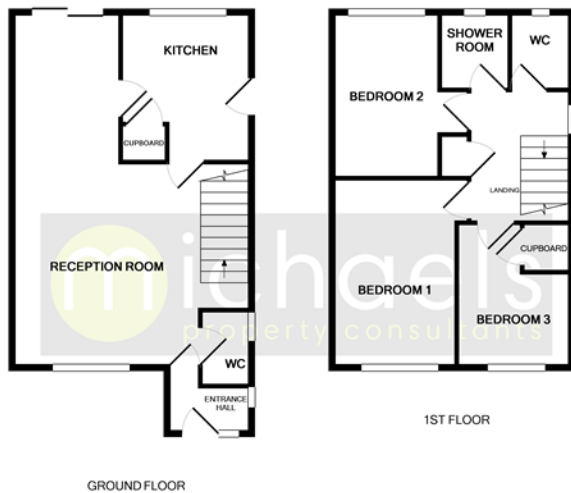
## Garage

Up and over door, power and light connected.



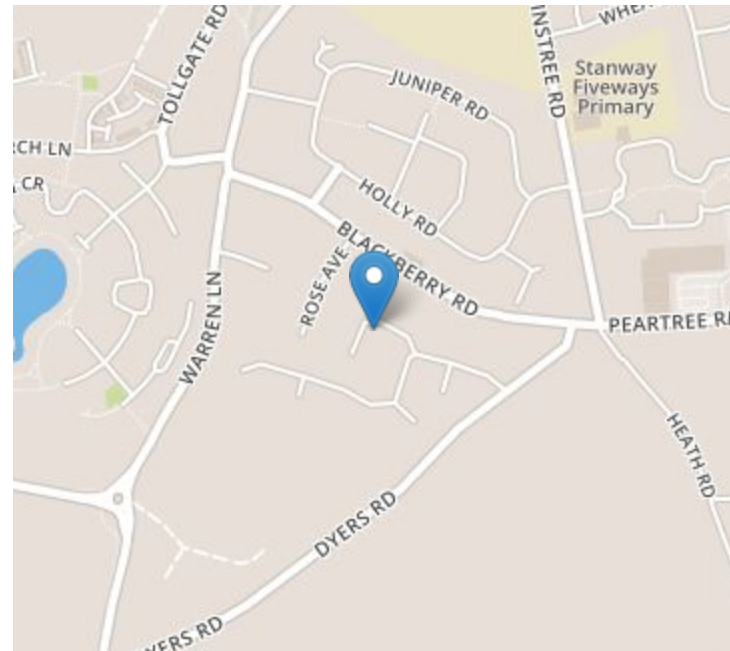
# Property Details.

## Floorplans

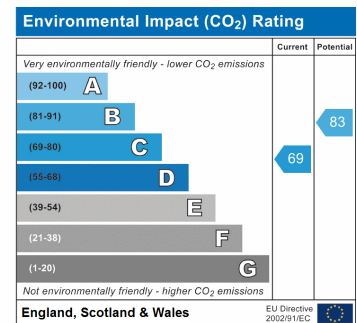
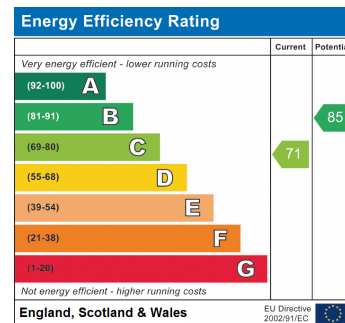


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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