



- Detached Family Home
- Four Bedrooms
- Two Receptions Rooms
- Conservatory
- Kitchen/Breakfast Room
- Family Bathroom, Ensuite To Master & Ground Floor Cloakroom
- Detached Garage And Driveway
- Small Close With Excellent Access To Stanways Range Of Ammenties

13 Barn Fields, Stanway, Colchester, Essex. CO3 0WL.

An opportunity to purchase this well pro-portioned four bedroom detached house, positioned on this small, quiet development in Stanway offering brilliant access to the A12, Tollgate Retail Park, The Colchester Town Centre and brilliant school catchment. Offering ample living accommodation the property would suit any prospective growing family looking to upsize and be near a range good local amenities.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor with storage under, doors to;

WC

With part tiled walls, close coupled WC, wash hand basin, radiator.

Living Room



19' 5" x 9' 9" (5.92m x 2.97m) With double glazed window to front, French doors to conservatory, radiator, TV point, gas fireplace.

Conservatory



12' 9" x 10' 6" (3.89m x 3.20m) Brick plinth and UPVC construction with tiled flooring and French doors to garden.

Dining Room



12' 7" x 8' 7" (3.84m x 2.62m) With double glazed window to front, radiator.

Kitchen/Breakfast Room



12' 7" x 10' 3" (3.84m x 3.12m) With double glazed window to rear, door to side, radiator, a range of matching eye level and base units with drawers and worktops over, electric range cooker with gas hob, space for kitchen appliances.

First Floor

Landing

With double glazed window to rear, airing cupboard, doors to;

Property Details.

Bedroom One



12' 2" x 10' 0" (3.71m x 3.05m) With double glazed window to front, radiator, door to;

En-Suite



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

Bedroom Two



9' 6" x 9' 6" (2.90m x 2.90m) With double glazed window to front, radiator.

Bedroom Three

12' 9" x 9' 7" (3.89m x 2.92m) With double glazed window to rear, radiator.

Bedroom Four

9' 11" x 7' 0" (3.02m x 2.13m) With double glazed window to rear, radiator.

Bathroom



With double glazed obscure window to rear, radiator, close coupled WC, wash hand basin, panelled bath.

Outside

Rear Garden



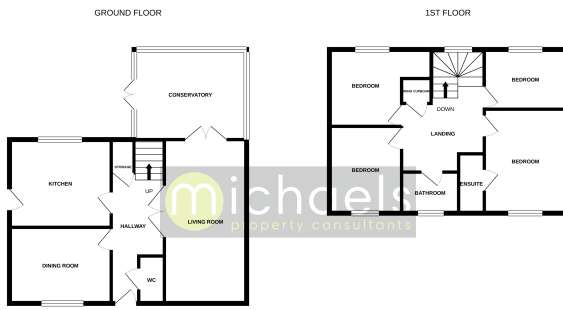
Outside, the property comes with a private un-overlooked rear garden which comes with a large patio area which then leads to a lawned area.

Garage And Parking

There is also a single detached garage with a driveway located in front, providing parking for two cars.

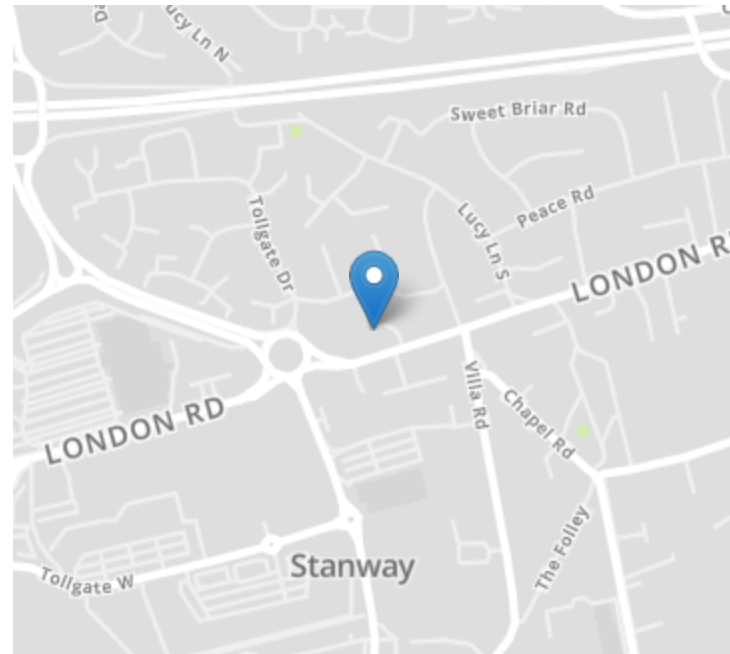
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are taken by hand and may vary from the actual dimensions of the property. The plan is for information only and should not be used as a guide to the actual dimensions of the property. The plan is for information only and should not be used as a guide to the actual dimensions of the property. Michael's Property Consultants Ltd. 2021

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.