



4 Sealion Approach, Stanway, Colchester, Essex. CO3 8AR.

****Guide Price £400,000 - £410,000**** A beautifully presented three-bedroom detached home, offering the added luxury of a detached garage, located on Sealion Approach, Stanway, Colchester, CO3. Situated in the popular and family-oriented area of Stanway, Colchester, the property enjoys excellent access to Tollgate Retail Park and Stane Retail Park, home to Marks & Spencer, a Sainsbury's superstore, restaurants, coffee shops and a wide range of retail amenities. A regular bus network provides convenient access to Colchester city centre, while Marks Tey train station offers direct services to London Liverpool Street. Road links are excellent, with easy access to the A12 towards London and the A120 to Braintree and Stansted Airport. The neighbourhood is well regarded and benefits from many amenities within walking distance.

- Spacious reception room with feature media wall and abundant natural light
- Contemporary kitchen/diner with ivory gloss units, integrated appliances and patio doors
- Separate utility room with space and plumbing for appliances
- Master bedroom with feature wall panelling, mirrored wardrobes and luxury en-suite shower room
- Further double bedroom and a versatile third bedroom ideal for a nursery or home office
- Modern tiled family bathroom suite
- Landscaped and private rear garden with porcelain patio, lawn and side access
- Detached garage with part conversion, private driveway and off-road parking



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Cloakroom

Kitchen/Dining Room



17' 9" x 10' 1" (5.41m x 3.07m)

Utility Room



6' 5" x 4' 7" (1.96m x 1.40m)

Living Room



17' 9" x 9' 10" (5.41m x 3.00m)

First Floor

Landing

Master Bedroom



13' 5" x 11' 3" (4.09m x 3.43m)

En-Suite Shower Room



Property Details.

Bedroom Two



13' 4" x 11' 3" (4.06m x 3.43m)

Bedroom Three



7' 8" x 6' 11" (2.34m x 2.11m)

Bathroom



7' 3" x 7' 1" (2.21m x 2.16m)

Outside

Garage



10' 5" x 10' 4" (3.17m x 3.15m)

Office

13' 8" x 10' 5" (4.17m x 3.17m)

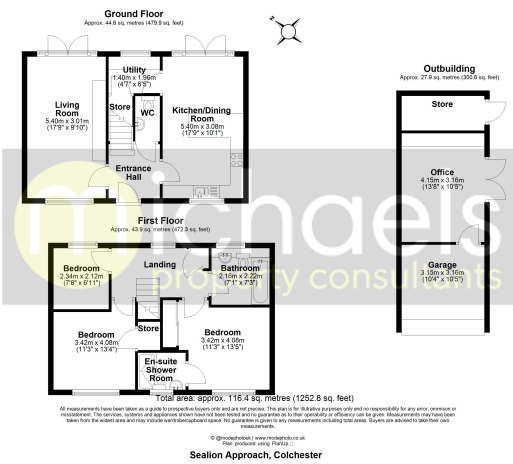
Store

Additional Information

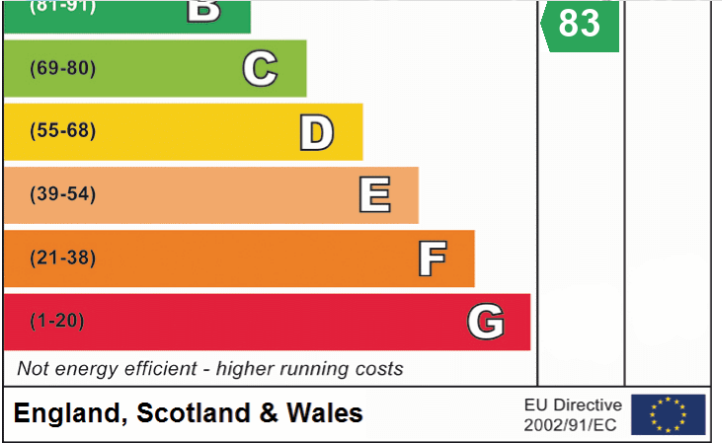
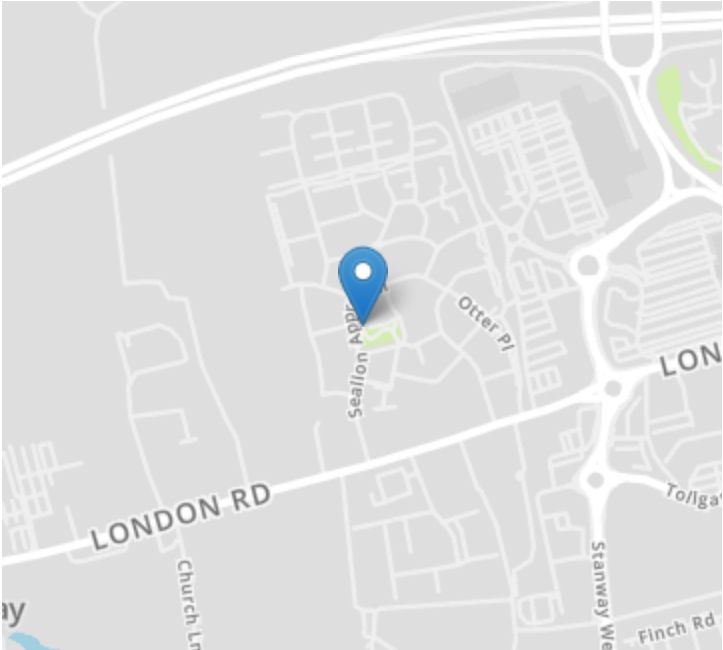
We understand an annual estate charge is applicable to this property. We ask all interested parties to confirm the amount payable at an early stage of their conveyance with their appointed legal representative to prevent any discrepancies.

Property Details.

Floorplans



Location



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.

