



- Detached Family House
- Three Well Proportioned Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Four Piece Bathroom
- Private Garden
- Garage And Parking
- Tucked Away At The End Of Cul-De-Sac
- West Colchester - Stanway Location

22 Marram Close, Stanway, Colchester, Essex. CO3 0PJ.

Guide Price £350,000 - £375,000 Tucked away at the end of a quiet cul-de-sac is this three bedroom detached family home - positioned to the west of Colchester in Stanway offering brilliant access to the A12, Tollgate Retail Park, The Colchester Town Centre and brilliant school catchment. Internally, the property offers an entrance hall which leads to the open plan lounge/diner and the fitted kitchen. There is also a downstairs cloakroom. To the first floor, the landing leads to three well proportioned bedrooms and a four piece family bathroom suite. The property offers generous accommodation throughout and would make an ideal purchase for any family. Outside, the rear garden is enclosed by panel fencing with gated side access. The property also benefits from a garage and a block paved driveway. Internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With window to side, doors to;

WC

With window to side, fully tiled suite offering wash hand basin and WC.

Lounge/Diner



23' 4" x 12' 9" (7.11 m x 3.89m) With window to front, French doors to rear, stairs to first floor, two radiators, storage cupboard, door to;

Kitchen



9' 10" x 7' 11" (3.00m x 2.41 m) With window and door to rear, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built oven, hob and extractor, space for kitchen appliances.

First Floor

Landing

With doors to;

Bedroom One



11' 10" x 10' 8" (3.61 m x 3.25m) With window to front, radiator.

Bedroom Two



11' 3" x 10' 8" (3.43m x 3.25m) With window to rear, radiator.

Property Details.

Bedroom Three



8' 7" x 8' 8" (2.62m x 2.64m) With window to front, radiator.

Bathroom



With obscure window to rear, tiled suite offering enclosed shower cubicle, bath, wash hand basin and close coupled WC.

Outside

Garden



Enclosed garden offering a patio area leading to lawn. Enclosed by brick wall and fencing with gated access.

Garage & Parking

Garage with up and over door to front with power and light connected. Block paved driveway to the front of the property providing parking.

