



- Spacious Terraced Property
- Three Generous Bedrooms
- Open Plan Kitchen/Diner
- Landscaped Private Garden
- Off Road Parking And garage En Bloc
- South Westerly Facing Garden
- Built Wardrobes In All Bedrooms
- Close to A12 and Excellent Amenities
- Stanway School Catchment

7 Montbretia Close, Stanway, Colchester, Essex. CO3 0RB.

A fantastic opportunity has arisen to purchase this spacious and deceptive three bedroom terraced property, situated to the West of Colchester, in a peaceful cul-de-sac in Stanway. Stanway offers an array of excellent local amenities and an array of great primary and secondary schooling, as well as fantastic access to the A12 and Marks Tey Train Station, offering links to London Liverpool Street. This family home includes an entrance porch (with huge potential for a ground floor cloak room), large living room, open plan kitchen-diner to the rear of the property (ideal for entertaining).



Property Details.

Ground Floor

Entrance Porch

There is potential to add a ground floor cloak room (similar properties in the street have done this). Door leading to living room.

Living Room



19' 5" x 14' 6" (5.92m x 4.42m) UPVC box bay window to front aspect, TV and telephone points, stairs rising to first floor, under stairs storage cupboard, electric fireplace, spotlights, radiator.

Kitchen



14' 6" x 9' 4" (4.42m x 2.84m) UPVC window to rear aspect and French doors to rear garden, a range of solid oak base and eye level units with work surface over, inset one and a half bowl sink unit with tap and drainer, tiled splash backs, electric oven and hob with extractor hood over, plumbing for washing machine, integrated fridge/freezer, radiator, wood effect flooring, radiator.

First Floor

Landing

Access to part boarded loft space, airing cupboard, doors leading to;

Bedroom One



13' 4" x 8' 2" (4.06m x 2.49m) UPVC window to rear aspect, built in wardrobes, radiator.

Property Details.

Bedroom Two



13' 3" into wardrobe x 8' 2" (4.04m x 2.49m)
UPVC window to front aspect, built in wardrobes,
radiator.

Bedroom Three



8' 2" x 6' 8" (2.49m x 2.03m) UPVC window to
front aspect, radiator.

Bathroom



UPVC window to rear aspect, low level WC, vanity
wash hand basin, panel bath with mixer taps and
shower over, fully tiled walls, radiator.

Outside



To the front the property benefits from two parking
spaces on the private, newly laid, driveway.

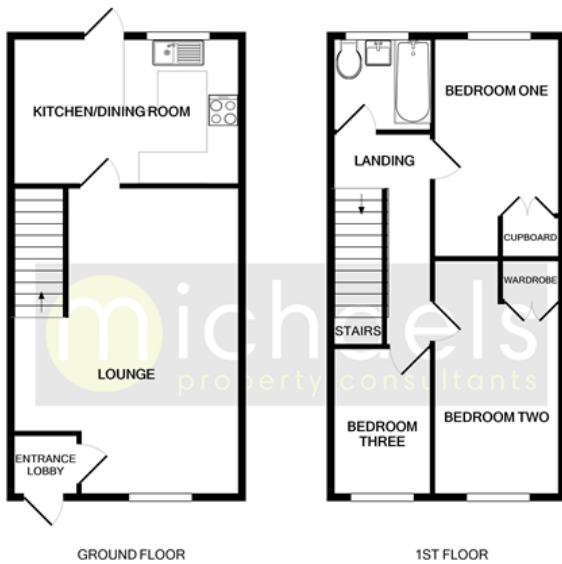
The beautiful south/west facing rear garden
comprises of a modern patio area, landscaped
lawn, summer house, panel fencing, secure gate
to rear aspect, a wall mounted electric awning to
the rear wall.

Garage en bloc

Up and over door.

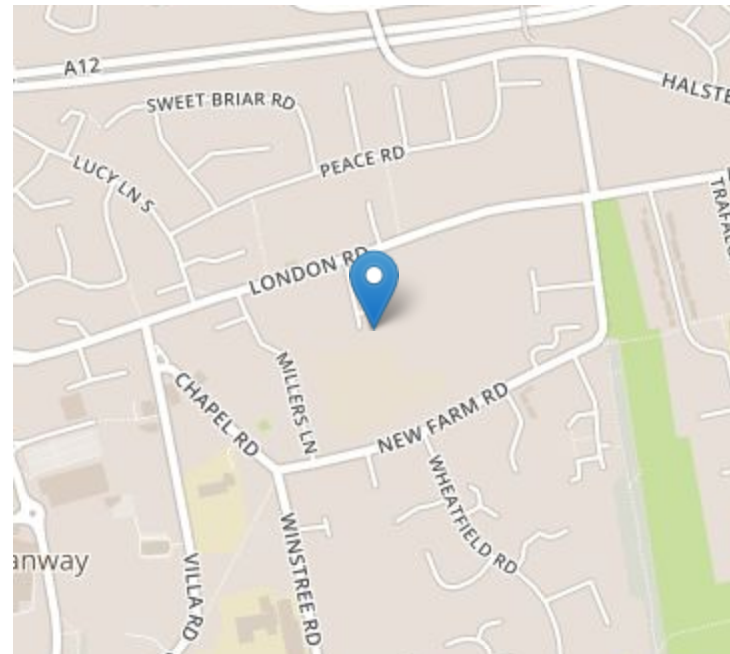
Property Details.

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.