



- Extended & Modernised To An Exceptional Standard
- Four Bedroom Semi-Detached Family Home
- Large Reception Room
- Open Plan Kitchen Diner
- Family Bathroom Suite
- Private Rear Garden
- Off Road Parking & Garage
- Close To Stanway Primary & Secondary School

20 Grymes Dyke Way, Stanway, Colchester, Essex. CO3 0QT.

We are privileged to present to market this recently improved and beautifully presented four bedroom semi-detached family home, positioned to the West of Colchester, in the popular district of Stanway. This property boasts a wealth of living accommodation with a spacious living room, leading on to an recently fitted high specification open plan kitchen-diner. The kitchen has been recently fitted and is one of a contemporary design, with white high gloss units and space for a dual range oven. The kitchen is complete with stylish white tiled splash backs.



Property Details.

Entrance Porch

UPVC entrance door to front aspect, internal door to:

Living Room



12' 9" x 6' 5" (3.89m x 1.96m) UPVC window to front aspect, stairs to first floor, under stairs storage cupboard, x2 radiators, engineered wood flooring, open plan to:

Kitchen/Diner



10' 2" x 16' 4" (3.10m x 4.98m) UPVC window to side aspect, range of modern fitted high gloss white units with 'Quartz Style' work surfaces over, inset sink with mixer tap over and drainer, space for range style double gas oven, integrated washer/dryer, dishwasher and space for free standing fridge/freezer, radiator, door to:

Bedroom Four



9' 7" x 8' 5" (2.92m x 2.57m) UPVC bay window to side aspect, radiator, fitted wardrobes, window to front aspect, exposed brick feature wall, radiator

Downstairs Cloakroom

W.C, wash hand basin, radiator

First Floor

First Floor Landing

Loft access, stairs to ground floor, further doors to:

Master Bedroom



13' 6" x 9' 9" (4.11m x 2.97m) UPVC window to front aspect, radiator

Property Details.

Bedroom Two



10' 7" x 9' 9" (3.23m x 2.97m) UPVC window to rear aspect, radiator, fitted wardrobes

Bedroom Three



6' 5" x 9' 8" (1.96m x 2.95m) UPVC window to rear aspect, radiator

Family Bathroom



W.C, 'P-Shape' panel bath with screen and shower over, tiled wall finish, vanity wash hand basin, radiator, UPVC window to rear aspect

Garden & Parking

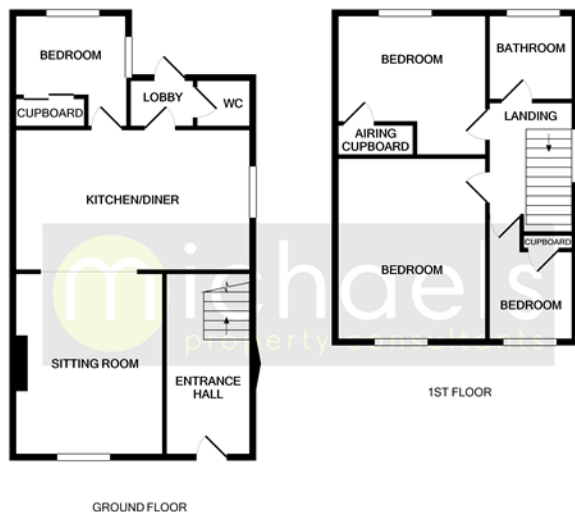


As previously mentioned within our description, this property allows for a well proportioned rear garden. The garden features a large concrete patio area with a small section laid to lawn. The patio are is ideal for an outdoor seating area and garden table. There is the added benefit of a garden shed positioned to the rear of the garden (to remain).

To the front of the property there is a large private driveway, suitable for parking for two vehicles. There is also a gate providing side access to the rear garden. Finally, there is the benefit of a garage with an up and over door and full power.

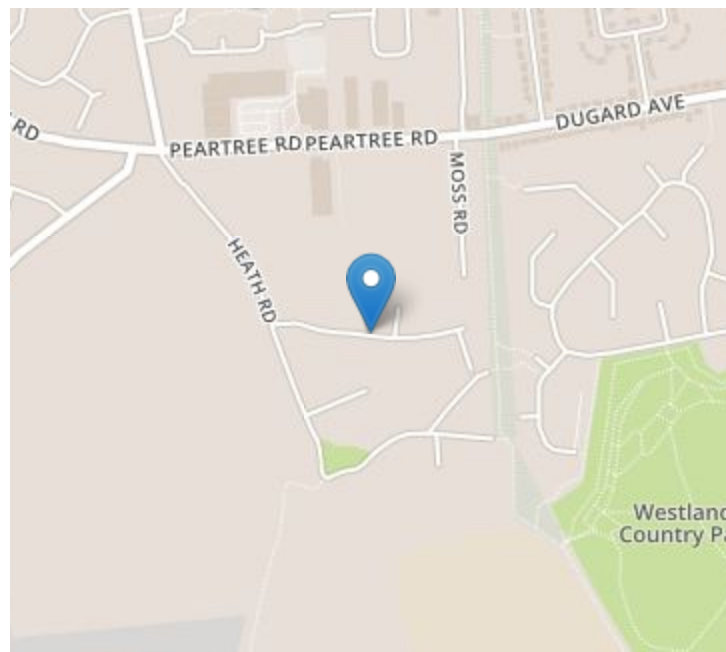
Property Details.

Floorplans

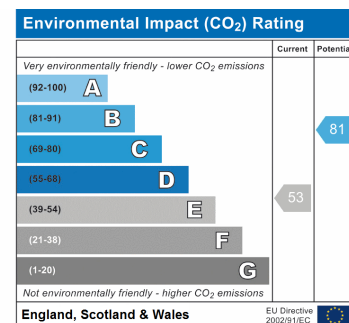
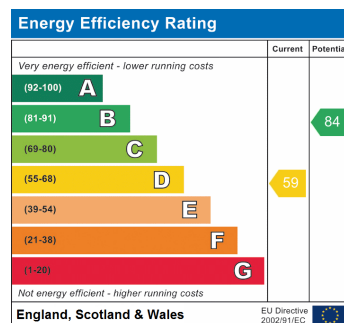


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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