



- Spacious Three Bedroom Semi-Detached Family Home
- Sought After Stanway Location
- Walking Distance To Stanway School
- Previous Planning Permission Granted for an Extension
- Beautifully Kept South Facing Rear Garden
- Garage & Parking for Three Cars
- Conservatory
- Ground Floor Cloak Room & First Floor Family Bathroom

4 Copper Beeches, Stanway, Colchester, Essex. CO3 0YB.

Located in the highly sought after area of Stanway to the West of Colchester within walking distance to Stanway secondary school and a wealth of amenities is this spacious three bedroom semi-detached family home. Internally the property comprises of entrance hallway, ground floor cloak room, very generous living/dining room, fitted kitchen, conservatory, three sizeable bedrooms and a family bathroom. Externally to the rear there is a beautifully kept south facing rear garden, and to the side a garage and private parking for several cars. The vendor had previously obtained planning permission for a single storey rear extension. Early internal inspection is highly recommended.



Property Details.

Ground Floor

Entrance Porch

Entrance door, radiator.

Cloakroom

UPVC window to front, low level WC. pedestal wash hand basin, radiator.

Living Area



17' 7" x 14' 4" (5.36m x 4.37m) UPVC window to front, stairs to first floor, TV and telephone points, radiator.

Dining Area



9' 9" x 9' 5" (2.97m x 2.87m) UPVC French doors to rear, serving hatch, radiator.

Kitchen



10' 8" x 8' 1" (3.25m x 2.46m) UPVC window to rear and door to side, range of base and eye level units with work surface over, inset sink unit with tap and drainer, tiled splash backs, plumbing for washing machine, space for cooker, radiator.

Conservatory



9' 3" x 6' 6" (2.82m x 1.98m) Brick base with UPVC to all aspects, UPVC door to garden.

First Floor

Landing

UPVC window to side, airing cupboard, access to part boarded loft space.

Property Details.

Bedroom One



13' 5" x 11' 7" (4.09m x 3.53m) UPVC window to front, built in wardrobe, radiator.

Bedroom Two



10' 4" x 8' 5" (3.15m x 2.57m) UPVC window to rear, radiator.

Bedroom Three



7' 7" x 7' 7" (2.31m x 2.31m) UPVC window to front, built in cupboard, radiator.

Bathroom



UPVC window to rear, low level WC, pedestal wash hand basin, panel bath, heated towel rail, fully tiled.

Garage

Roller up and over door, power and light connected.

Garden & Parking

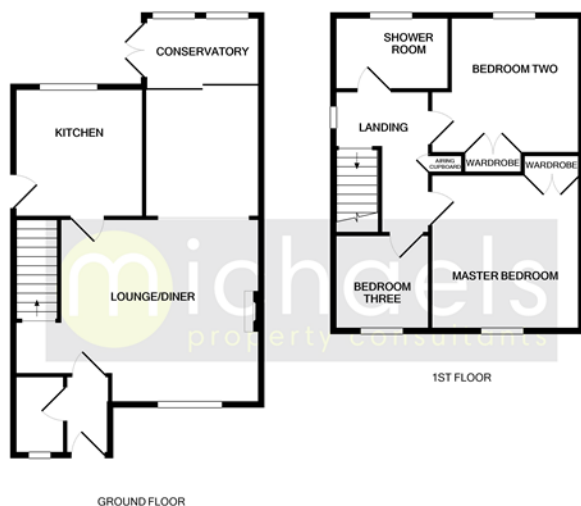


The beautiful south facing rear garden comprises of a generous patio area, fully landscaped lawn with flower, shrubs and tree surround, garden tap, summer house with power and light connected, hard standing area, fully enclosed by panel fencing with gated side access.

To the front of the property there is a small lawn area with pathway to the front door, to the side there is private parking for two/three cars comfortably.

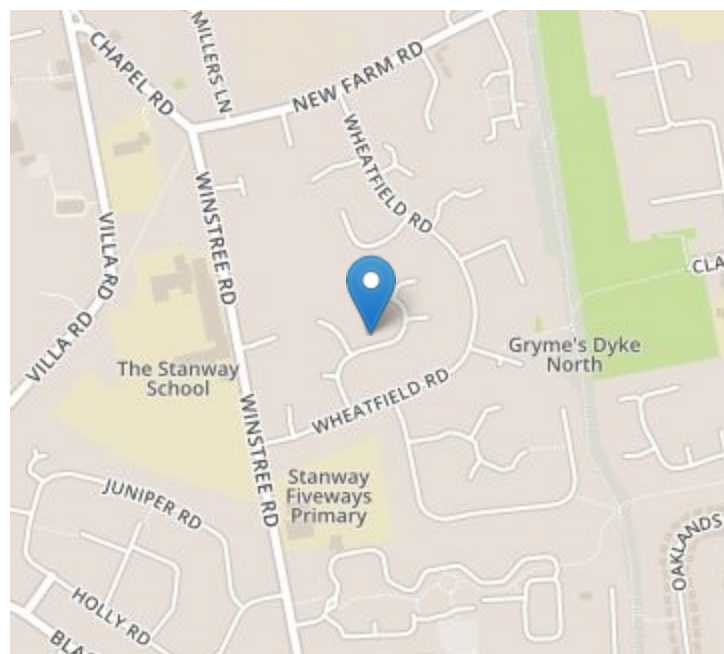
Property Details.

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.