



- Tastefully Extended Semi-Detached Family Home
- 23' Living Room
- Three/Four Sizeable Bedrooms
- Fitted Kitchen & Spacious Utility Room
- Very Generous Conservatory
- Family Bathroom
- Newly Fitted Combi Boiler
- Close Proximity To The A12 & Colchester North Station

**16 Stammers Road, Colchester, Essex.
CO4 5LX.**

* Guild Price £315,000-£325,000 * This beautifully presented semi-detached family home is located within close proximity to the A12, Colchester North Station with mainline train to London Liverpool Street, Colchester General Hospital and within the highly sought after Gilbert School catchment. The tastefully extended property comprises of entrance hall, 23 ft living room, modern fitted kitchen, very spacious utility room and generous conservatory with stunning garden aspect, three/four sizeable bedrooms and modern family bathroom.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, double storage cupboard, under stairs cupboard, wood flooring, radiator, doors leading to;

Bedroom Four

12' 9" x 7' 8" (3.89m x 2.34m) Double glazed window to front aspect, spot lights, radiator.

Living Room



23' 0" x 11' 6" (7.01m x 3.51m) Double glazed window to front aspect, two double sliding UPVC doors leading to the conservatory, electric fire place, T.V and phone points, spot lights, radiator.

Kitchen



7' 3" x 11' 6" (2.21m x 3.51m) A range of wall and base units over an area of roll edge works tops, tiled splash backs, circular stainless steel sink and drainer unit, integrated open space electric oven, four ring gas hob, stainless steel extractor hood, under stairs storage cupboard, wood flooring, door to utility room, door to conservatory.

Utility Room

10' 9" x 7' 9" (3.28m x 2.36m) French doors leading to the rear garden, a range of wall and base units over an area of roll edge work surface, plumbing for a washing machine and dishwasher, space for fridge freezer, wood flooring, spot lighting.

Conservatory



20' 1" x 11' 1" (6.12m x 3.38m) UPVC construction, UPVC sliding doors leading to the rear garden, wall lights, wood flooring, radiator.

First Floor

Landing

Double glazed window to side aspect, loft access, storage cupboard housing the newly fitted combi boiler, doors leading to;

Bedroom One



10' 11" x 11' 11" (3.33m x 3.63m) Double glazed window to front aspect, two double built in wardrobes, spot lights, radiator.

Property Details.

Bedroom Two



10' 2" x 10' 3" (3.10m x 3.12m) Double glazed window to rear aspect, spot lighting, radiator.

Bedroom Three



8' 0" x 7' 9" (2.44m x 2.36m) Double glazed window to front aspect, wood effect flooring, radiator.

Family Bathroom



Frosted double glazed window to rear aspect, vanity wash hand basin with storage and mirror, low level WC, panel bath with mixer taps and shower over, fully tiled walls, chrome heated towel rail.

Rear Garden & Driveway

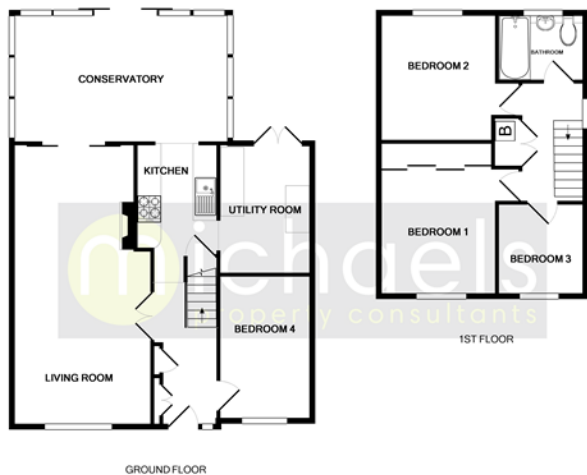


The beautifully maintained and unoverlooked rear garden comprises of a paved patio area, garden tap, gated side access, landscaped lawn, tropical trees and shrubs, grape vines, garden shed to remain.

To the front there is a very generous private driveway providing off road parking for three cars comfortably.

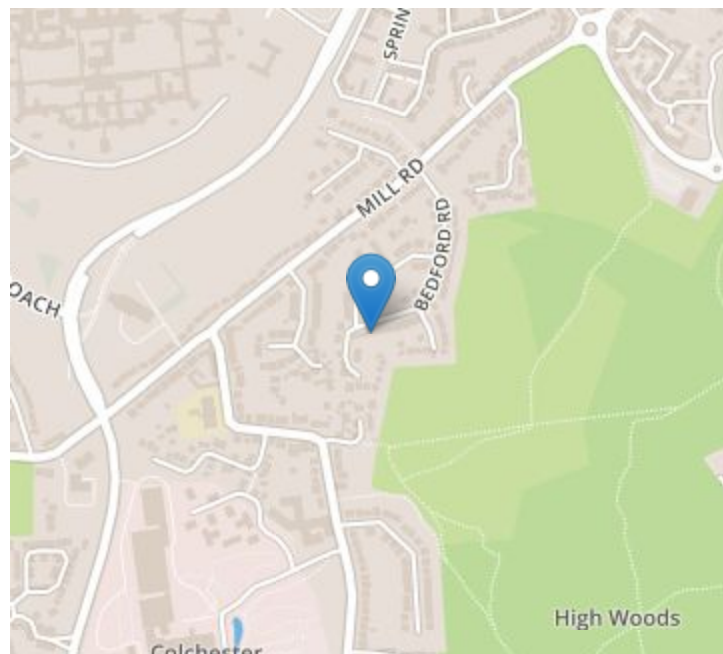
Property Details.

Floorplans

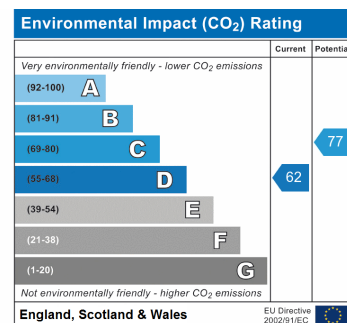
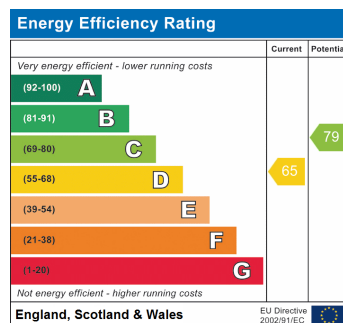


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition 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.