



## 6 Holly Road, Stanway, Colchester, Essex . CO3 0QH.

Occupying an impressive plot and position, to the West of Colchester in the favourable district of Stanway, this excellent one bedroom detached bungalow is not to be missed. Formerly a two bedroom bungalow which could easily be converted back if one wishes, this beautiful home offers a wealth of space throughout and is within walking distance of an array of useful shops and amenities, as well as being supported by an excellent bus network in to Colchester's vibrant and exciting city centre.

- Occupying An Impressive Plot With Generous Frontage & Gardens
- Beautiful One Bedroom Detached Bungalow (Formerly Two Bedrooms)
- Off Road Parking & Garage
- Master Bedroom Features Built In Wardrobes & Shower
- Impressive Reception Room
- Fitted Kitchen With Space For Appliances
- Dining Room
- Sun Room
- Close To Amenities & Served By An Excellent Bus Network To City Centre
- Offered With No Onward Chain!



# Property Details.

## Ground Floor (Accommodation All On One Floor)

### Entrance Porch

5' 11" x 6' 1" (1.80m x 1.85m) UPVC window to front and side aspect, entrance door to front aspect, door to:

### Entrance Hall

14' 4" x 6' 9" (4.37m x 2.06m) Radiator, loft access above, siring cupboard, doors to:

### Reception Room



11' 4" x 18' 1" (3.45m x 5.51m) UPVC window to front and side aspect, radiator x2, patio doors to rear aspect, communication points, feature fireplace

### Master Bedroom



11' 1" x 12' 0" (3.38m x 3.66m) UPVC window to front aspect, radiator, built in wardrobes, inset shower cubicle

### Family Bathroom



A tiled family bathroom suite comprising of; tiled walls, wash hand basin, panel bath, W.C, UPVC window to side aspect, wall mounted towel rail, wall mounted strip light

### Kitchen



11' 8" x 10' 9" (3.56m x 3.28m) A fitted kitchen comprising of a range of; fitted base and eye level units with work surfaces over, inset oven and grill, inset hob with extractor fan over and tiled wall finish, space under counter for appliances, tiled floor, inset stainless steel sink, drainer and taps over, wall mounted boiler, open plan to:

# Property Details.

## Dining Room



9' 4" x 11' 6" (2.84m x 3.51m) Radiator, patio doors to sun room

## Sun Room



11' 8" x 6' 0" (3.56m x 1.83m) Double glazed windows to all aspects, access to garden, wall mounted light

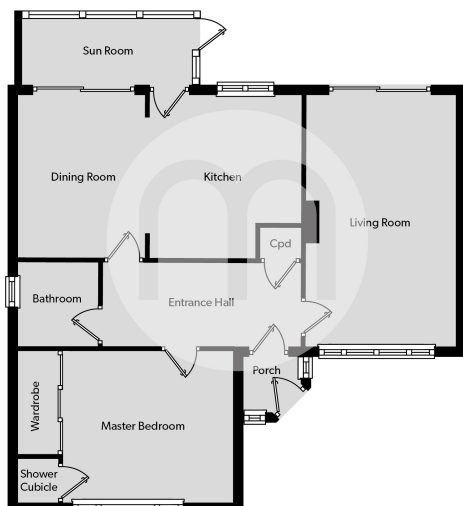
## Outside, Garden, Garage & Parking



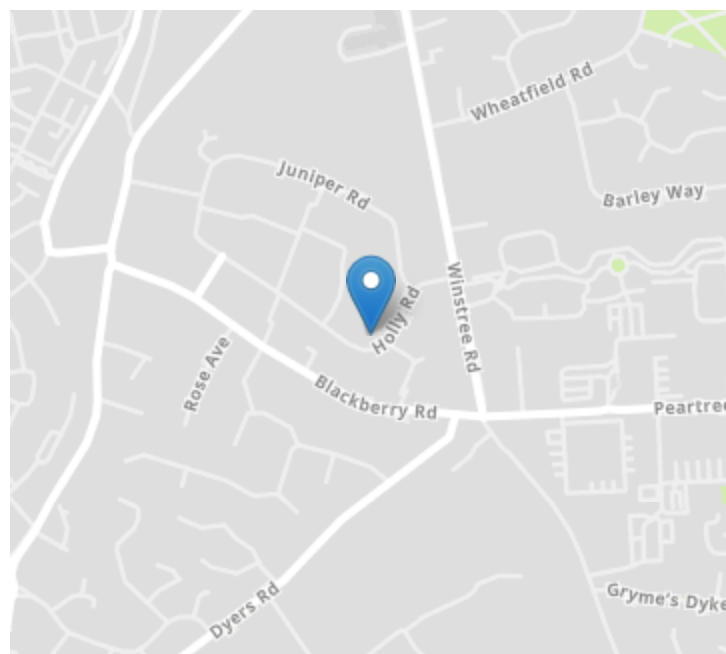
Outside, the property boasts a large amount of green space, with the garden predominately laid to lawn supported by sheds, a greenhouse and the added benefit of a garage. A vast amount of off road parking is also offered, on a private driveway to the front of the property, with further parking accessible on road for both residents and visitors alike.

# Property Details.

## Floorplans



## 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.