



- Recently Built And Exceptionally Well Presented Home
- Three Generous Bedrooms
- Modern Kitchen/Diner
- Sizeable Lounge With French Doors To Garden
- Downstairs Cloakroom And Family Bathroom
- Landscaped Rear Garden With Workshop
- Detached Garage And Ample Off Road Parking

12 Joe Firmin Close, Stanway, Colchester, Essex. CO3 0AU.

Recently constructed by highly reputable Messrs 'Taylor Wimpey' is this stunning three bedroom contemporary home, residing within this small development 'Parva Place' located to the west of Colchester in Stanway. Offering great access to Stanway and Tollgate retails park, excellent schooling, Colchester Town Centre and the A12 this home would be ideal for a family. Internally the property consists of an entrance hall which leads into the spacious kitchen/diner. The kitchen offers a variety of modern units and appliances. There is also a ground floor cloakroom and a sizeable lounge, completing the ground floor.



Property Details.

Ground Floor

Entrance Hall

With doors to;

Kitchen/Diner



15' 11" x 9' 8" (4.85m x 2.95m) With UPVC double glazed window to front, single door to rear garden, radiator, a range of matching contemporary units with drawers and worktops over, inset sink and drainer, integrated fridge/freezer, integrated dishwasher, single oven with hob and extractor hood over, open to inner hall.

Inner Hall

With stairs rising to first floor, storage under, doors to;

WC

With obscure double glazed UPVC window to rear, close coupled WC, wash hand basin.

Lounge



15' 11" x 9' 11" (4.85m x 3.02m) With UPVC double glazed window to front and French doors to rear, radiator, TV point.

First Floor

Landing

With loft access and doors to;

Bedroom One



11' 8" x 10' 1" (3.56m x 3.07m) With UPVC double glazed window to front, radiator, built in wardrobe space, door to en-suite.

En-Suite



With UPVC double glazed obscure window to rear, heated towel rail, close coupled WC, wash hand basin, double walk in shower cubicle, with tiled walls.

Property Details.

Bedroom Two



11' 7" x 7' 10" (3.53m x 2.39m) With UPVC double glazed window to front, radiator, built in wardrobe space.

Bedroom Three



10' 6" x 7' 11" (3.20m x 2.41m) With UPVC double glazed window to rear, radiator.

Family Bathroom



With UPVC double glazed window to rear, heated towel rail, close coupled WC, wash hand basin, panelled bath with shower screen and shower over.

Outside

Rear Garden



Outside, the rear garden is a generous size and offers a patio area and lawn with a workshop to remain.

Garage

22' 9" x 9' 5" (6.93m x 2.87m) With up and over door to front, door to side, power and light connected.

Driveway

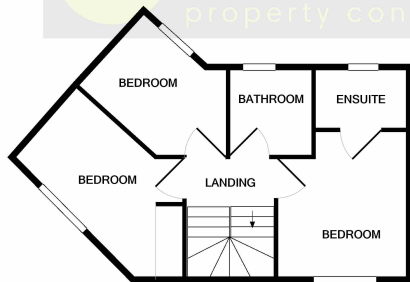
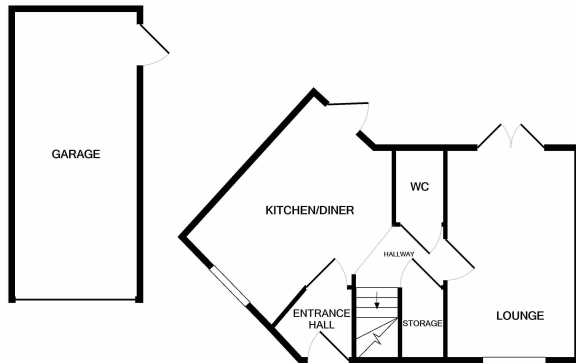
In front of garage providing ample parking for several cars.

Agents Note

We have been advised by the current owner that there is a maintenance charge for the estate payable of approx £245 per annum. However, we do advised any prospective purchaser to confirm this information with their chosen conveyancing.

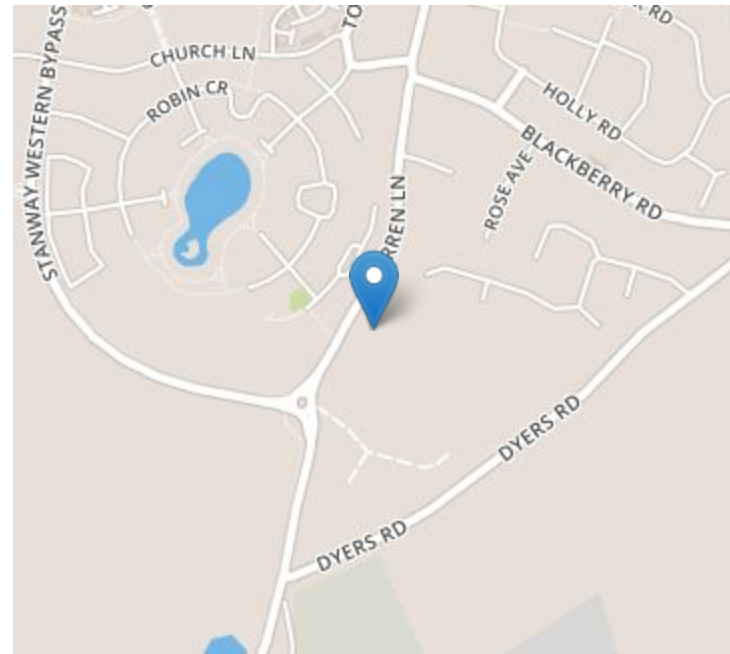
Property Details.

Floorplans

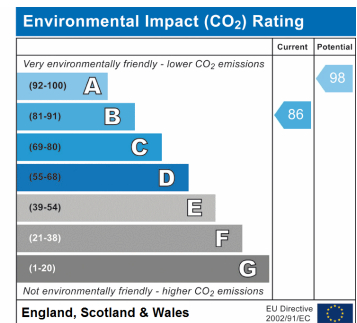
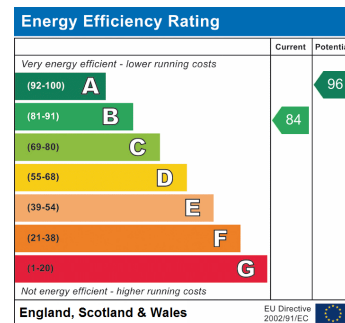


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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