



- Newly Constructed Four Bedroom Detached Home
- Stanway District
- Excellent Schooling
- Contemporary Kitchen/Diner
- Sizeable Living Room
- Four Well Proportioned Bedrooms
- Family Bathroom & En Suite to Master
- Off Road Parking And Garage

## 22 Leopard Gardens, Stanway, Colchester. CO3 8BD.

Residing in this idyllic location with views overlooking an attractive greensward to the front is this newly built four bedroom detached house. Constructed by highly reputable builders 'Bellway' this exceptional home as been built to a high standard and is immaculately presented by the current owners. Located in the popular district of Stanway to the West of Colchester there is excellent access to Tollgate Retail Park, The A12/A120, well served bus routes, excellent schooling and the Town Centre.





# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor, storage cupboard, radiator, doors to:

### Cloakroom

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

### Living Room



17' 8" x 12' 4" (5.38m x 3.76m) UPVC box bay window to front, TV point, radiator, media plate

### Kitchen/Diner



19' 9" x 11' 8" (6.02m x 3.56m) UPVC window and patio doors to rear, range of contemporary base and eye level units with work surface over, inset stainless steel sink unit with tap and drainer, inset double stainless steel oven, gas hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer, radiator.

## First Floor

### Landing

Loft access, storage cupboard, doors to:

### Master Bedroom



12' 9" x 9' 9" (3.89m x 2.97m) UPVC window to rear, double built in wardrobe, radiator, door to:

### EnSuite



Low level WC, wash hand basin, fully tiled shower cubicle with rainfall shower, tiled flooring, extractor fan, chrome wall mounted heated towel rail

# Property Details.

## Bedroom Two



12' 9" x 11' 10" (3.89m x 3.61m) UPVC window to front, radiator.

## Bedroom Three

8' 9" x 6' 9" (2.67m x 2.06m) UPVC window to rear, radiator.

## Bedroom Four

9' 1" x 6' 6" (2.77m x 1.98m) UPVC window to rear, radiator.

## Family Bathroom



Low level WC, wash hand basin, panel bath with shower over, part tiled walls, extractor fan, heated chrome towel rails and antico flooring

## Outside

### To The Front

The front of the property over looks an attractive greensward. A driveway adjacent providing off road parking for two cars. Again, there is the added benefit of stainless steel automated, outdoor lighting. The property over looks an attractive greensward and is situated pleasantly in a private position towards the end of this sought after development. This providing a sense of security and exclusivity for the every day family and providing a safe environment for any young family to be raised in.

### To The Rear



The rear garden is a generous size and comprises of a paved patio area, the rest being laid to lawn all enclosed by fencing with gated side access and a personnel door to garage. The garden benefits from a double outdoor electrical socket. There is also stainless steel automated, outdoor lighting.

### Office/Playroom

13' 01" x 9' 11" (3.99m x 3.02m) UPVC window over looking the garden, consumer unit, fully insulated and boarded with heating. (A great opportunity to be used as a home office or studio.)

### Half Garage

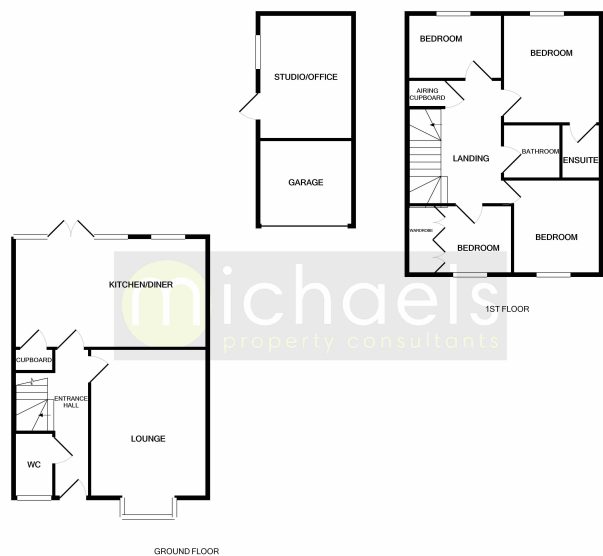
9' 3" x 10' 03" (2.82m x 3.12m) With up and over door to front.

### Additional Information

We have been advised by the current vendors that the loft is boarded and insulated to a high standard, as per modern regulations. We have been informed that it has potential to convert/extend, subject to the relevant planning permission.

# Property Details.

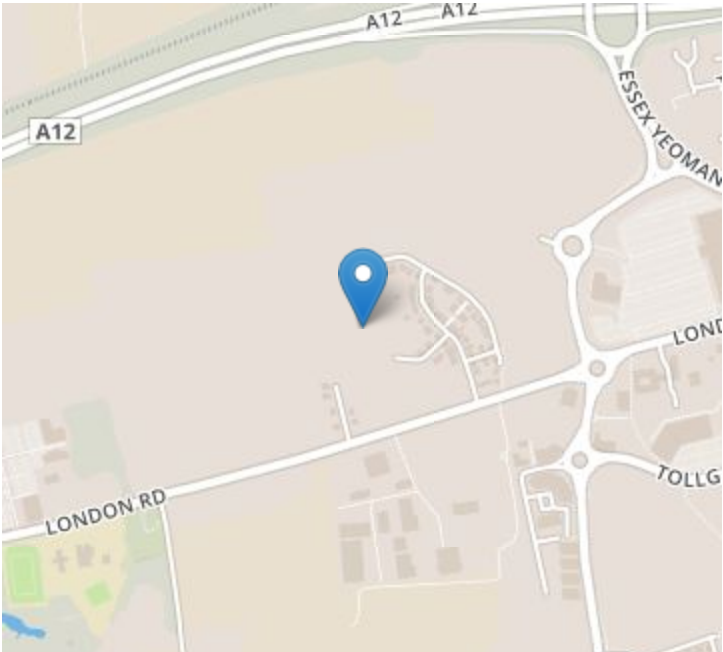
## Floorplans



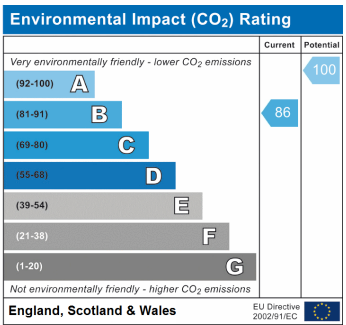
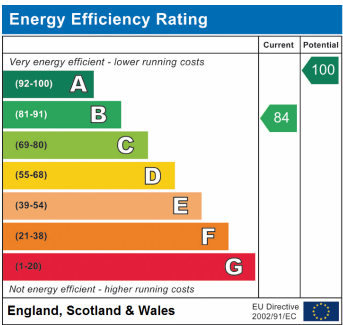
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as any prospective purchaser. The survey, 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.