



## 5 Ostrich Street, Stanway, Colchester, Essex. CO3 8AS.

**\*\*Guide Price £425,000 - £450,000\*\*** This excellent four-bedroom detached family home, located in West Colchester (Stanway, CO3), offers deceptively spacious accommodation arranged over three generous floors. The ground floor features a welcoming entrance hall with built-in storage and a W.C., a well-proportioned living room to the front, and a bright kitchen-diner to the rear with patio doors leading to the garden. The kitchen provides ample space for appliances, and the adjoining utility room includes a glazed side door opening to the driveway, which offers off-road parking and access to the garage via a personnel door.



**\*\*Guide Price £425,000 - £450,000\*\***

- Deceptively Spacious Four Bedroom Detached House
- West Colchester Location - Close To An Array Of Shops, Amenities, Public Transport Links
- Well-Proportioned Reception Room
- Ground Floor Cloakroom, First Floor Bathroom & x2 En-Suite Shower Rooms
- Kitchen-Diner & Utility Room
- Three Sizeable First Floor Bedrooms
- Second Floor Master Bedroom With En-Suite Shower Room
- Private Enclosed Rear Garden, Benefit Of A Garage & Off Road Parking

Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

### Downstairs Cloakroom

### Living Room



13' 2" x 11' 6" (4.01m x 3.51m)

### Kitchen-Diner



18' 11" x 10' 4" (5.77m x 3.15m)

## Utility Room



8' 2" x 5' 4" (2.49m x 1.63m)

## First Floor

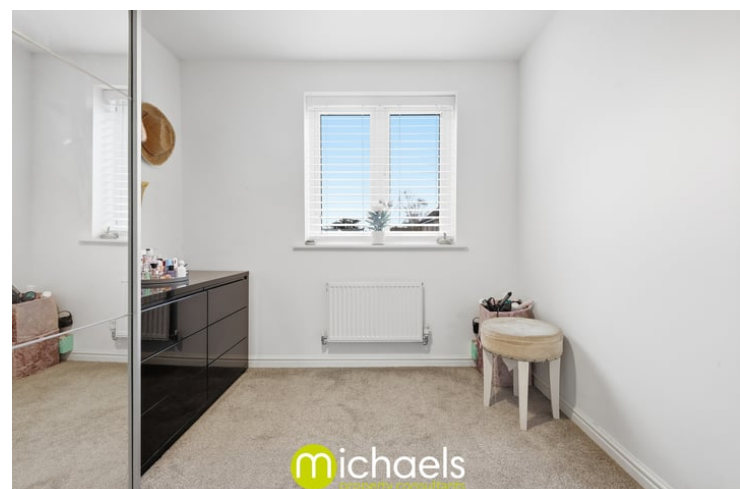
### Landing

### Bathroom



7' 1" x 5' 10" (2.16m x 1.78m)

### Bedroom Four



9' 8" x 9' 9" (2.95m x 2.97m)

# Property Details.

## Bedroom Three



9' 8" x 9' 7" (2.95m x 2.92m)

## Bedroom Two



13' 4" x 10' 7" (4.06m x 3.23m)

## En-Suite (2)



6' 6" x 6' 6" (1.98m x 1.98m)

## Second Floor

### Master Bedroom



15' 7" x 11' 8" (4.75m x 3.56m)

### En-Suite (1)



6' 11" x 5' 3" (2.11m x 1.60m)

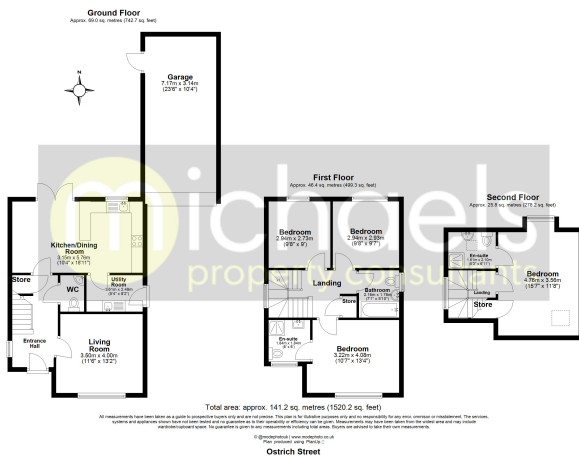
## Outside

### Garage

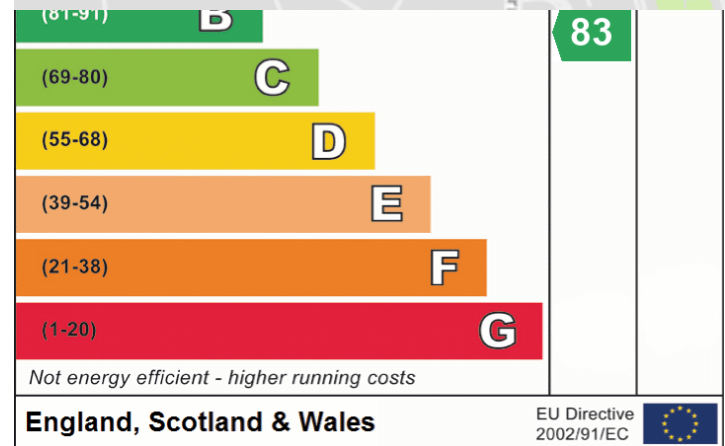
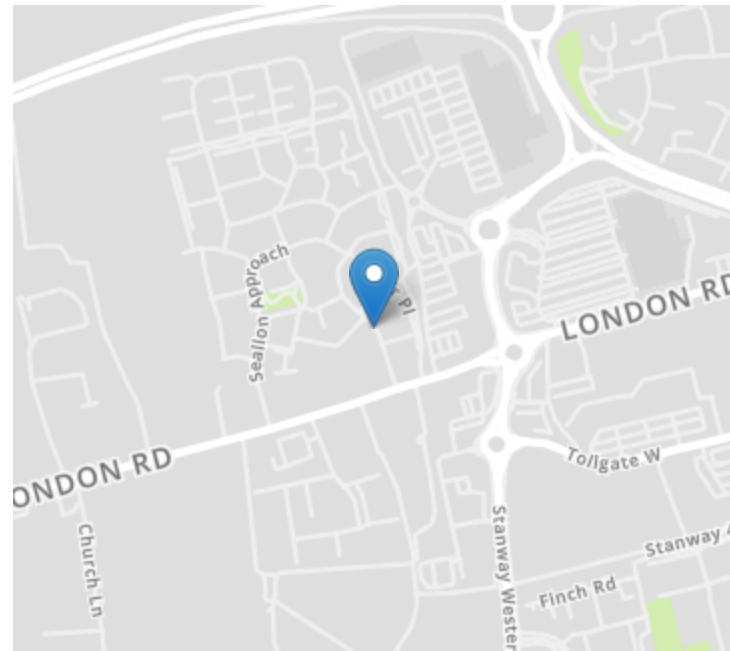
23' 6" x 10' 4" (7.16m x 3.15m)

# Property Details.

## Floorplans



## Location



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.