



- Deceptively spacious three bedroom town house
- Versatile accommodation arranged over three floors
- Open-plan living/dining/kitchen ideal for entertaining
- Light-filled interior with dual-aspect windows and rear doors
- Principal bedroom with en-suite bathroom
- Additional first floor shower room
- Enclosed private rear garden
- Garage included
- Popular Stanway location with excellent amenities nearby
- Offered with no onward chain

## 16 Weyland Drive, Stanway, Colchester, Essex. CO3 0RQ.

Deceptively Spacious & Versatile Three Bedroom Town House - Weyland Drive, Stanway, CO3 - Location: Situated in the popular Stanway area, the property benefits from excellent access to a range of primary and secondary schools. Nearby amenities include Peartree Retail Park with a large Co-operative store, Tollgate and Stane Retail Parks offering Sainsbury's and M&S, along with a wide selection of shops and restaurants. The A12 and A120 are easily accessible, making this an ideal location for commuters. The area is well regarded as a family-friendly neighbourhood.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

### Living Room



16' 9" x 10' 7" (5.11m x 3.23m)

### Ground Floor Cloakroom

### Kitchen



14' 0" x 11' 3" (4.27m x 3.43m)

## First Floor

### Landing

### Bedroom Two



14' 0" x 9' 3" (4.27m x 2.82m)

### Bedroom Three



8' 6" x 7' 3" (2.59m x 2.21m)

### Shower Room



7' 3" x 5' 9" (2.21m x 1.75m)

# Property Details.

## Second Floor

### Master Bedroom



12' 4" x 10' 6" (3.76m x 3.20m)

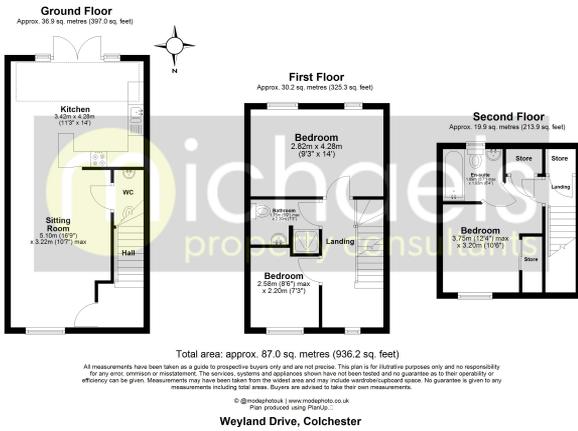
### En-Suite Bathroom



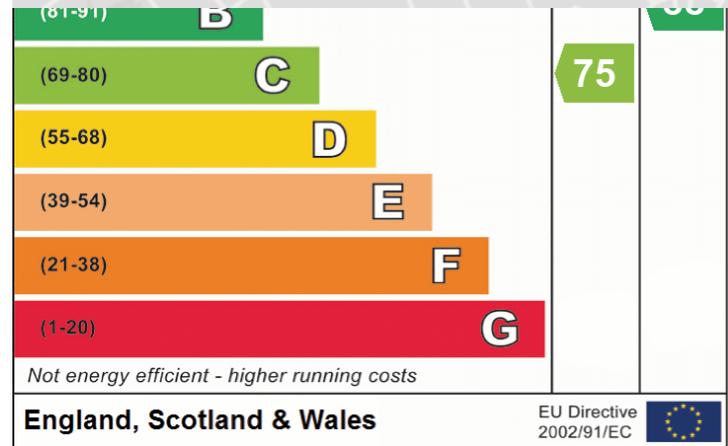
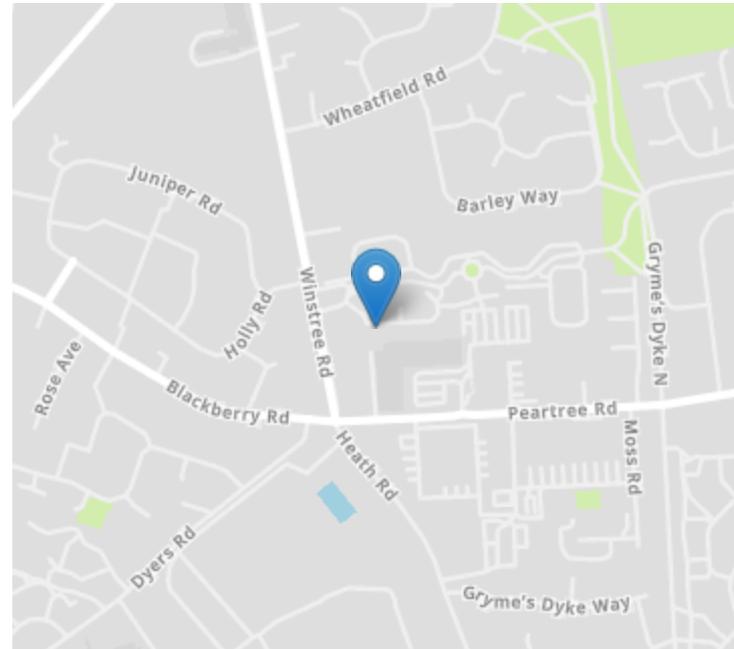
6' 4" x 5' 7" (1.93m x 1.70m)

# 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.