



- Ideal First Time Purchase Or Investment
- Generous One Bedroom Home
- Large Reception Room
- Conservatory
- High Gloss Fitted Kitchen Units With Tiled Splash Backs & Space For Appliances
- Gas Central Heating
- Tiled Family Bathroom Suite
- Private Rear Garden & Parking

**20 Darnel Way, Stanway, Colchester, Essex. CO3 0PN.**

Positioned favorably to the West of Colchester and within moments of Colchester's ever expanding Tollgate Retail Park, home to an array of useful amenities, department stores and serving an excellent bus route into Colchester's vibrant Town Centre is this sizeable one bedroom end of terrace home. Offered with no onward chain, this property provides a generous reception room which leads on to a modern fitted kitchen via an open plan design. The kitchen features a range of high gloss units with space for appliances and is complete with contrasting tiled splash backs.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front aspect, radiator, stairs to first floor, wood effect laminate flooring, further door to:

### Living Room



10' 5" x 12' 1" (3.17m x 3.68m) Radiator, variety of communication points, UPVC window to front aspect, wood effect laminate floor, further doors & open plan to:

### Kitchen



4' 8" x 13' 6" (1.42m x 4.11m) Modern fitted kitchen comprising of fitted high gloss base and eye level units with working surfaces over, contrasting tiled splash backs, space for appliances, inset four ring electric hob with extractor fan over, inset stainless steel sink, drainer and mixer tap over, wood effect laminate flooring, UPVC window to side aspect, under stairs storage space

### Conservatory



7' 3" x 9' 8" (2.21m x 2.95m) Windows to all aspects, tiled floor, double doors providing access to rear garden

# Property Details.

## First Floor

### First Floor Landing

Stairs to ground floor, radiator, airing cupboard, radiator, cupboard housing gas combination boiler on a pressurised system, doors to:

### Master Bedroom



10' 6" x 10' 5" (3.20m x 3.17m) Wood effect laminate flooring, radiator, over stairs cupboard, UPVC window to front aspect, loft access

### Family Bathroom



Tiled walls, wood effect laminate flooring, chrome wall mounted towel rail, W.C, pedestal wash hand basin, panel bath, UPVC window to side aspect

## Outside, Garden & Parking

### Outside, Garden & Parking

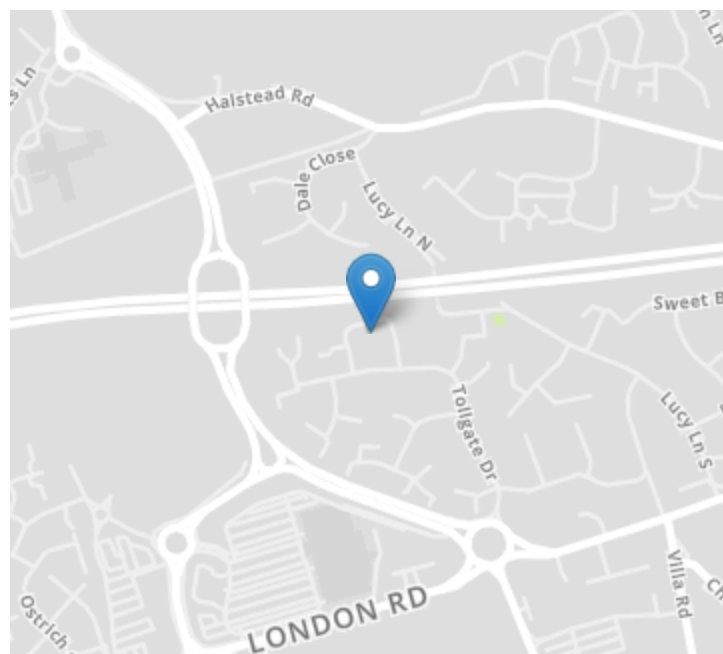


This property benefits from a private rear garden, accessible from the conservatory via double doors. The garden commences with a patio area, ideal for a small outdoor dining table & the remainder predominantly laid to lawn. The gardens boundaries are formed by a handsome brick wall and panel fencing. There is a gate conveniently providing side access and allocated off road parking can be found to the rear of the property. Further parking is easily accessible, located to the front of the house.

# 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.