



- Detached Bungalow Residing On A Generous Plot
- Three Bedrooms With En-Suite To Master Bedroom
- 20ft Open Plan Kitchen/Diner With Granite Work Surfaces
- Renovated To A High Standard Throughout
- Utility Room
- New Double Glazing Throughout
- 15ft Living Room
- Driveway & Garage

**2 Miles Close, Stanway, Colchester, Essex. CO3 0JB.**

Positioned to the West of Colchester is this recently renovated and modernised detached bungalow offering an abundance of accommodation which is presented to the market in immaculate condition throughout. Located in 'Stanway' this excellent bungalow offers great access to the A12, Tollgate Business Park and popular local superstore. This well presented home begins with a bright entrance hall and hallway which provides access to the three generous bedrooms, living room and 20ft kitchen/diner. All three bedrooms are a good size and the master bedroom benefits from a en-suite shower room.



# Property Details.

## Internal Accommodation

### Entrance Hall

With loft access, alarm panel, radiator, airing cupboard, storage cupboard, telephone point, doors to;

### Bedroom Two



15' 4" x 8' 8" (4.67m x 2.64m) With double glazed window to front, radiator.

### Kitchen/Diner



20' 7" x 10' 8" (6.27m x 3.25m) With double glazed window and French doors to rear, a range of matching eye level and base units with granite worktops over, inset sink and drainer, integrated appliances, gas hob with extractor hood over and glass splashback, radiator, door to;

### Utility Room

9' 10" x 5' 4" (3.00m x 1.63m) With double glazed single door to rear, personnel door to garage, worktop with space and plumbing for washing machine under, inset sink and drainer, water softener.

### Lounge



15' 3" x 14' 3" (4.65m x 4.34m) With double glazed French doors to rear, radiator, feature fireplace, TV point.

### Family Bathroom



With double glazed obscure window to side, radiator, close coupled WC, vanity wash basin, double walk in shower cubicle.

# Property Details.

## Bedroom Three



10' 0" x 6' 9" (3.05m x 2.06m) With double glazed window to side, radiator, fitted wardrobe.

## Bedroom One



14' 3" x 11' 0" (4.34m x 3.35m) With double glazed window to front, radiator, a range of fitted wardrobes, door to;

## En-Suite Shower Room



With double obscure window to side, corner shower cubicle, close coupled WC, vanity wash hand basin, radiator.

## Outside

### Rear Garden



The rear garden has been well maintained by the current owners and now offers a great patio area, ideal for outdoor dining and also a garden shed for storage.

### Garage

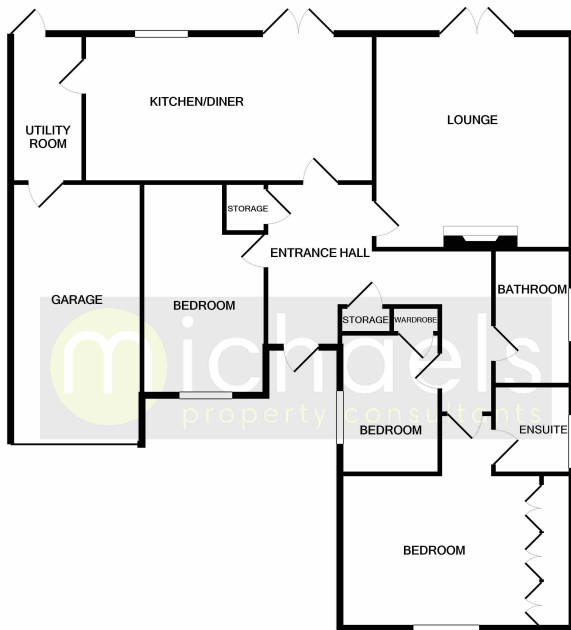
18' 1" x 9' 3" (5.51m x 2.82m) With electric door to front, power and light connected.

### Driveway

A large driveway providing ample off road parking.

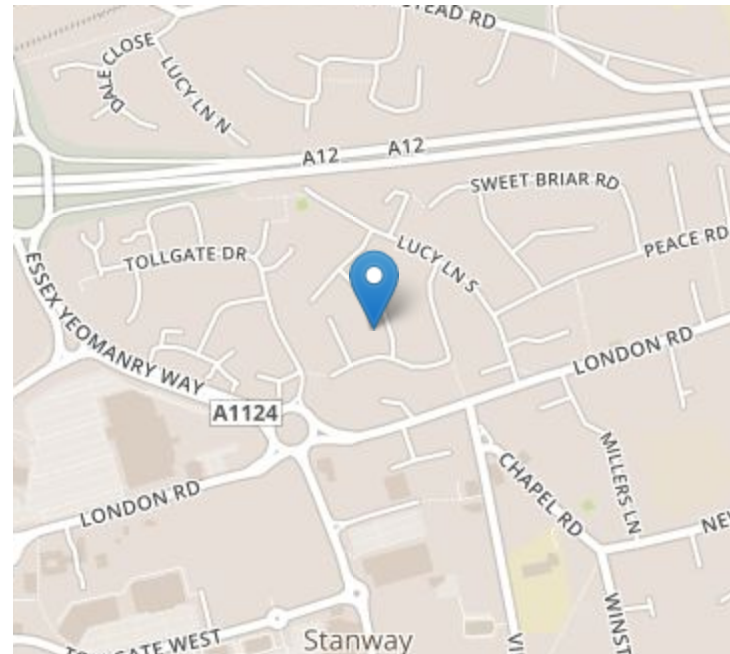
# Property Details.

## Floorplans

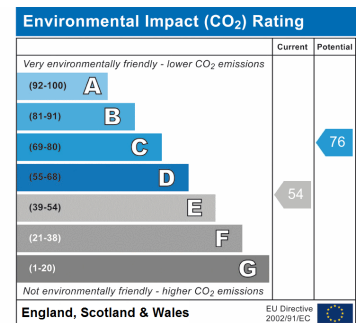
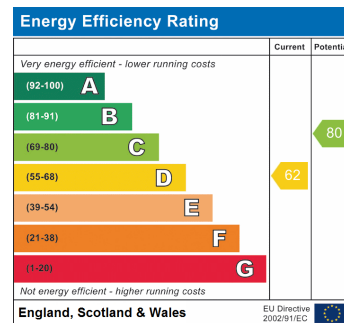


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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