



- GUIDE PRICE £485,000 - £495,000
- Detached Family Home
- Tucked Away Down A Quiet Lane
- Four Well-Proportioned Bedrooms
- Living Room With Bay Window
- Open Plan Kitchen/Dining/Family Room
- Study
- Family Bathroom, En-Suite Shower Room And Downstairs Cloakroom
- Private Un Overlooked Rear Garden
- Tandem Garage And Ample Parking

17 Sealion Approach, Stanway, Colchester, Essex. CO3 8AR.

GUIDE PRICE £485,000 - £495,000 A stunning example of a well presented four bedroom detached residence occupying a generous plot tucked away down a quiet road. Recently constructed by highly reputable builders 'Bellway Homes' this exceptional home is located in the popular area of Stanway, to the west of Colchester within close proximity to the A12, Tollgate business park offering a variety of well known restaurants and a short drive to Marks Tey train station, providing access to London Liverpool street within the hour.



Property Details.

Ground Floor

Entrance Hall

With luxury Amtico flooring, stairs rising to first floor, doors to;

WC

With Amtico flooring, enclosed cistern WC, wash hand basin with tiled splashback, radiator.

Kitchen



12' 4" x 8' 10" (3.76m x 2.69m) With double glazed UPVC window to front, luxury Amtico flooring, a range of matching eye level and base units with drawers and square edge worktop over, inset sink and drainer, double electric AEG oven, gas hob with extractor hood over, integrated appliances to include fridge/freezer, dishwasher and washer/dryer, open to the dining/family space.

Dining Area/Family Room



16' 6" x 10' 7" (5.03m x 3.23m) With double glazed UPVC window and French doors to rear, TV point, under stairs storage cupboard.

Living Room



16' 1" x 10' 3" (4.90m x 3.12m) With feature double glazed UPVC bay window to side and French doors to rear, radiator, TV point.

Study

6' 6" x 6' 5" (1.98m x 1.96m) With double glazed UPVC window to front, radiator, bespoke office furniture.

First Floor

Landing

With airing cupboard, loft access and doors to;

Bedroom One



13' 1" x 11' 5" (3.99m x 3.48m) With double glazed UPVC window to front, radiator, built in double wardrobe and door to en-suite shower room.

Property Details.

En-Suite



With obscure double glazed window to front, part tiled walls, enclosed cistern wc, wash hand basin, double walk in shower cubicle.

Bedroom Two



11' 6" x 10' 7" (3.51m x 3.23m) With double glazed window UPVC window to front and side, radiator, built in wardrobe.

Bedroom Three

11' 2" x 9' 6" (3.40m x 2.90m) With double glazed UPVC window to rear, radiator.

Bedroom Four

11' 2" x 6' 11" (3.40m x 2.11m) With double glazed UPVC window to side and rear, radiator, storage cupboard.

Family Bathroom



With obscure double glazed UPVC window to rear, enclosed cistern WC, wash hand basin, panelled bath, part tiled walls.

Outside

Rear Garden



Externally, the current owners have taken pride in maintaining the rear garden and it now offers a fantastic space to the rear with an un-overlooked patio area offering space for outdoor dining.

Parking And Garage

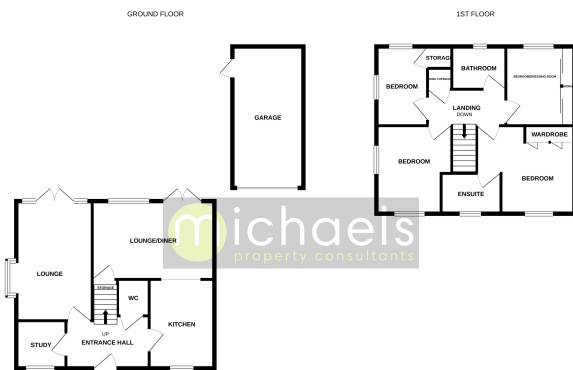
The block paved driveway allows for ample off road parking and provide access to the tandem garage which has an up and over doors to front, as well as power and light.

Estate Management Charge

Please note there is an estate management charge payable at a yearly fee of approx. £180.

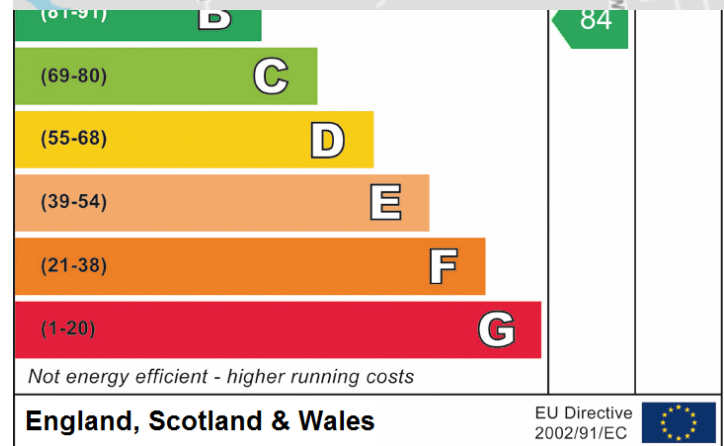
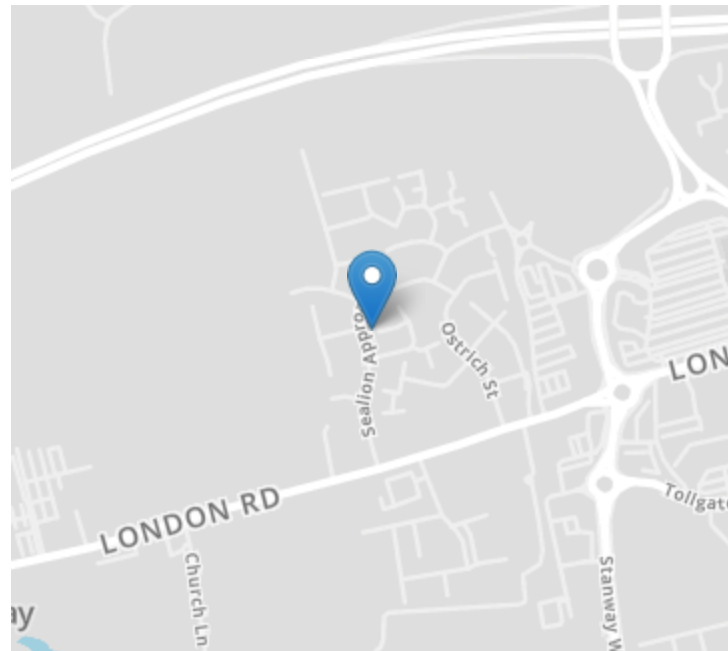
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the accuracy of which is not guaranteed. Please note that the floor plan is only a guide to the general layout of the property 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. See the full particulars on page 10 of the prospectus pack.

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.