



- Three Double Bedrooms
- Mid Terraced House
- Fitted Modern Kitchen
- Two En-Suites, Family Bathroom And Ground Floor Cloakroom
- Lounge/Diner
- Landscaped Rear Garden
- Car Port Providing Covered Parking For Two
- Highly Sought After Stanway Location

**11 Redwing Close, Stanway, Colchester, Essex. CO3 8AL.**

An excellent opportunity to purchase this deceptively spacious, three double bedroom, mid terraced contemporary home, located to the west of Colchester in the highly regarded area of Stanway with excellent access to the A12, Tollgate Retail park offering a range of shops and restaurants, the town centre and station and excellent primary and secondary school catchment.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor, storage under, UPVC double glazed window to side, door to;

### Kitchen



9' 2" x 9' 5" (2.79m x 2.87m) With UPVC double glazed window to front, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built double oven with gas hob and extractor hood over, integrated appliances.

### WC

With close coupled WC, wash hand basin, radiator.

## Lounge/Diner



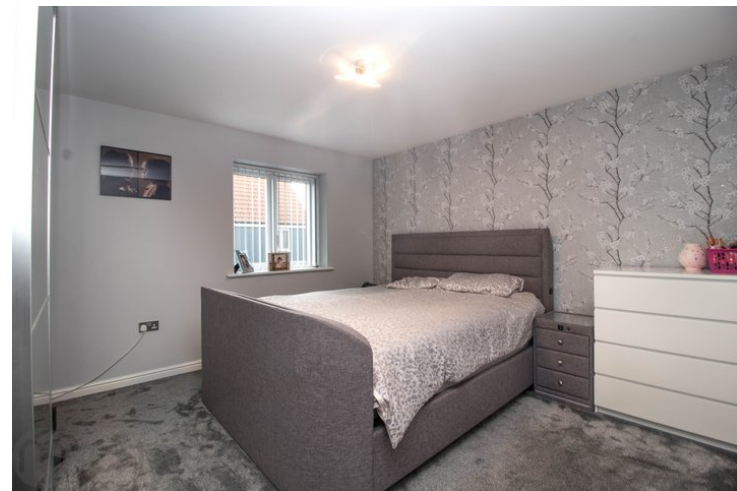
16' 7" x 12' 8" (5.05m x 3.86m) With UPVC double glazed window to rear and side, French doors to garden, radiator, large storage cupboard.

## First Floor

### Landing

With airing cupboard, doors to;

### Bedroom One



16' 7" x 12' 2" (5.05m x 3.71 m) With two UPVC double glazed windows to front, radiator, door to;

# Property Details.

## En-Suite



With close coupled WC, wash hand basin, enclosed shower cubicle with tiled wall.

## Bedroom Two



16' 10" x 8' 10" (5.13m x 2.69m) With UPVC double glazed window to front, radiator, door to;

## En-Suite Two

With UPVC double glazed obscure window to rear, heated towel rail, wash hand basin, enclosed shower cubicle with tiled wall.

## Bedroom Three

10' 6" x 9' 1" (3.20m x 2.77m) With UPVC double glazed window to rear, radiator.

## Family Bathroom



With UPVC double glazed obscure window to rear, close coupled WC, wash hand basin, panelled bath with tiled splashbacks.

## Garden



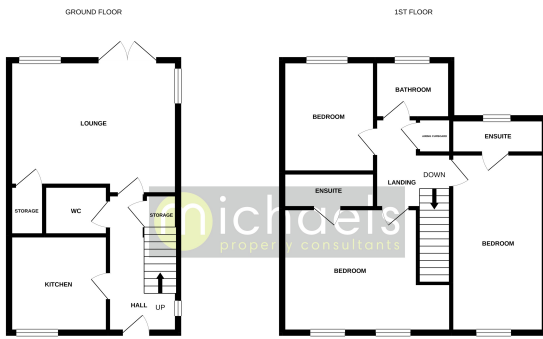
Outside, the property enjoys a private rear garden which offers a generous patio area and a large shed. The garden is enclosed by fencing with gated side access through the carport.

## Car Port

The carport provides covered parking for two cars with a further parking also available to the front.

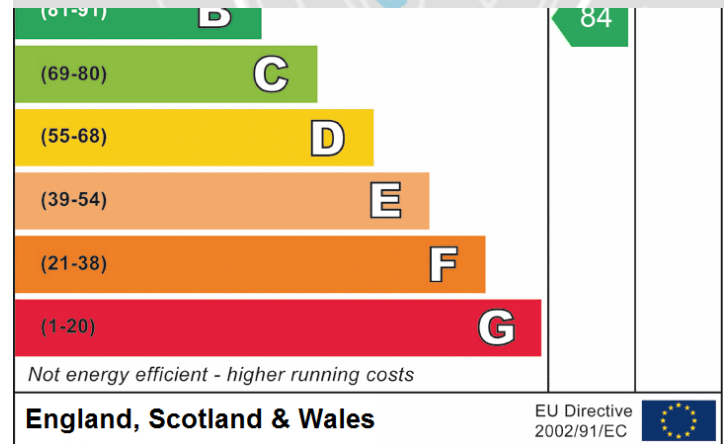
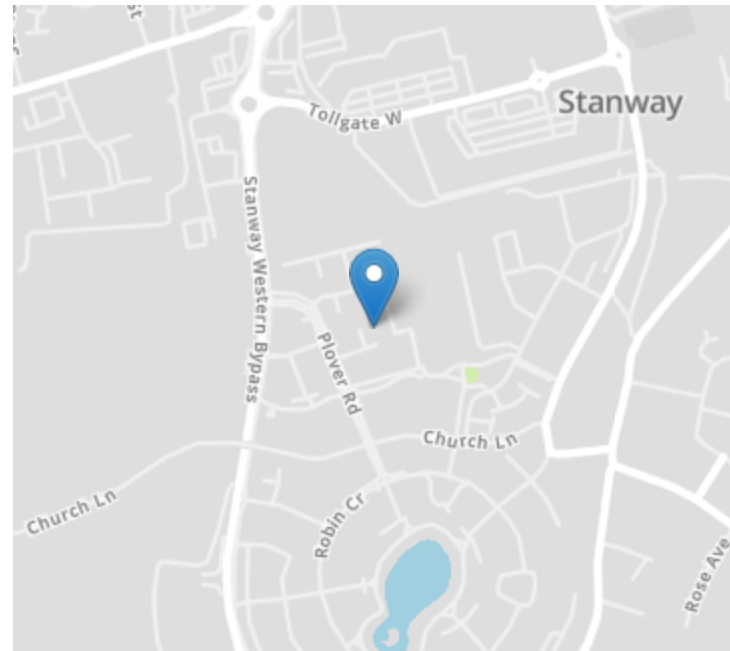
# Property Details.

## Floorplans



These plans should not be used to replace the services of the relevant professional measurement of floor, walls, base and ceiling area. An agreement for the responsibility to take the site and condition of the property. The plan is provided as a guide only and should not be used for any purpose other than that intended. The plan is provided as a guide only and should not be used for any purpose other than that intended. The plan is provided as a guide only and should not be used for any purpose other than that intended.

## 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.