



- Close Proximity To Lakelands Primary School & Stanway Secondary School
- A Beautiful Detached Residence
- Master Bedroom With An En Suite
- South East-Facing Enclosed Private Rear Garden
- Off Road Parking For Multiple Vehicles
- Modern & Contemporary Finishes Throughout
- Spacious Accommodation
- Three Well Proportioned Bedrooms

40 Christopher Garnett Chase, Stanway, Colchester, Essex. CO3 8BP.

**** Guide Price £350,000-£375,000**** A stunning example of a three bedroom detached family home, occupying a delightful position in the sought after Stanway district of Colchester City. The property was built to an excellent specification and offers a wealth of light and modern features throughout. The ground floor accommodation comprises of: an impressive entrance hall laid with engineered oak flooring, a large cloakroom, a spacious dual aspect living/dining space and a modern fitted kitchen benefiting from integrated appliances. Occupying the first floor are three very well-proportioned bedrooms, an en-suite to the master bedroom and separate family bathroom. Outside, the property provides a sizeable and enclosed private rear garden, predominantly laid to lawn and benefits from a patio area. Boundaries are formed by panel fencing. Off road parking is available on a private driveway for multiple vehicles.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Main door into hallway, stairs rising to first floor, door to:

Cloakroom

Low level W.C, vanity wash basin, obscured window to front aspect, radiator.

Kitchen/Dining Area



11' 9" x 9' 7" (3.58m x 2.92m)

Living Room



16' 7" x 13' 10" (5.05m x 4.22m)

First Floor

Landing

Access to loft hatch, door leading to:

Bedroom One



15' 9" x 9' 7" (4.80m x 2.92m)

En Suite



5' 9" x 4' 8" (1.75m x 1.42m)

Bedroom Two



9' 9" x 9' 7" (2.97m x 2.92m)

Property Details.

Bedroom Three



10' 3" x 6' 8" (3.12m x 2.03m)

Bathroom



6' 3" x 5' 7" (1.91m x 1.70m)

Outside

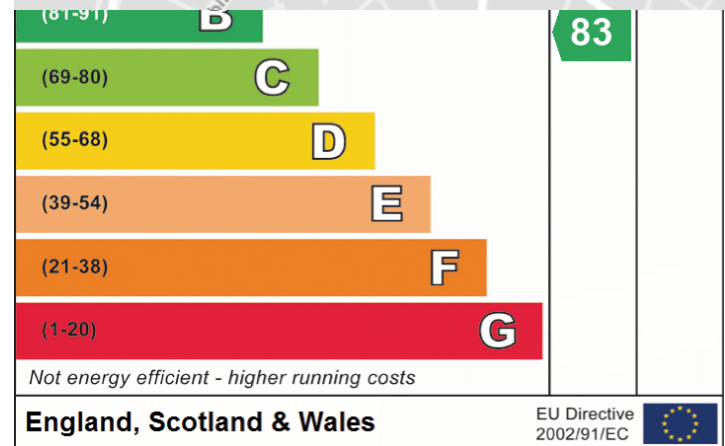
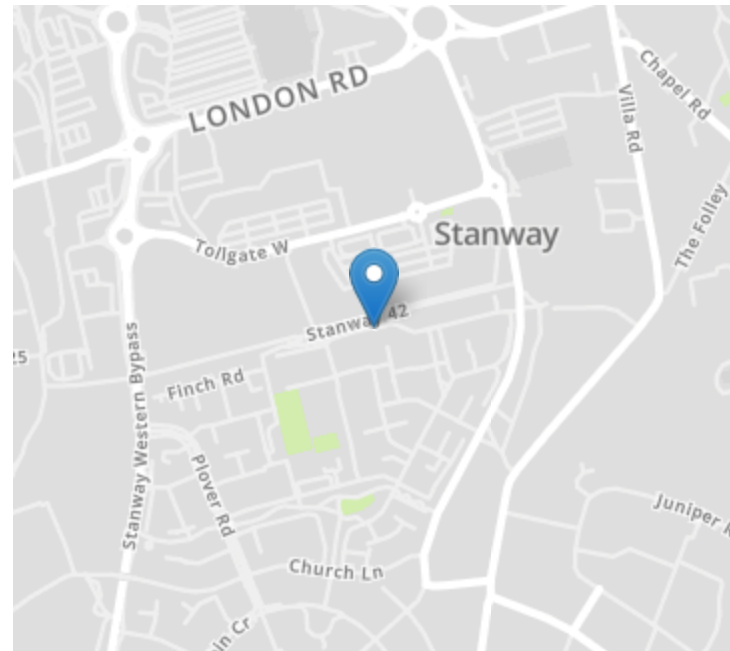


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Property Details.

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.