



- Recently Built And Exceptionally Well Presented Detached Home
- Open Plan Kitchen/Diner/Family Room
- Study Area
- Four Bedrooms With En-Suite Shower Room To Master Bedroom
- Family Bathroom And Downstairs Cloakroom
- Well Maintained And Beautiful Gardens
- Double Garage & Driveway

## 2 Sealion Approach, Stanway, Colchester, Essex. CO3 8AR.

A stunning example of a well presented four bedroom detached residence occupying a generous plot. 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.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor and doors to;

### Cloakroom

With an 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, contemporary flooring, a range of matching eye level and base units with drawers and square edge worktop over, inset sink and drainer, double electric oven, gas hob with extractor hood over, integrated appliances to include fridge/freezer, dishwasher and washing machine, 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.

## Lounge



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.

## 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 Shower Room



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

## Family Bathroom



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

## 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.

## Outside

### Gardens



The front and rear gardens have been well maintained by the current owner. The rear garden is enclosed by brick walling and fencing and offers side access. The garden offers an un-overlooked patio area which leads to lawn.

### Driveway

Block paved driveway providing off road parking for several cars and provides access to the double garage.

### Double Garage

23' 3" x 20' 0" (7.09m x 6.10m) With two up and over doors to front, two windows to side, door to side and benefiting from power and light.



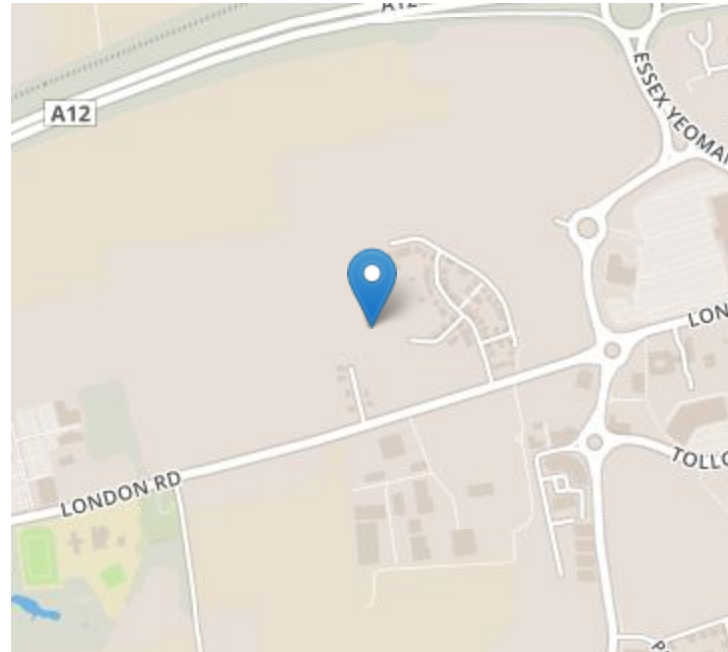
# Property Details.

## Floorplans

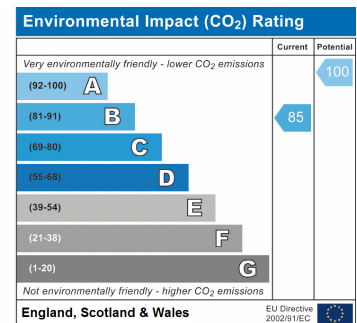
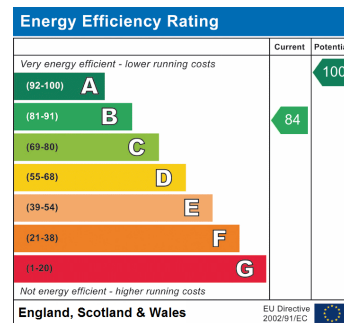


While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan for guidance purposes only and should not be relied upon by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency. Made with Bluebeam 02/2020

## 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.