



- An Impressive Extended Detached Residence
- Five Generous Bedrooms
- Master Bedroom Suite
- Sizeable Kitchen/Family Room With Neff Appliances And Marble Worktops
- 39ft Open Plan Lounge/Diner
- Utility Room & Downstairs Cloakroom
- Four Piece Family Bathroom
- Double Garage & Driveway

16 Villa Road, Stanway, Colchester, Essex. CO3 0RH.

GUIDE PRICE £500,000 - £550,000.

An impressive and extended five bedroom detached residence approaching 2500sqft of accommodation, situated to the West of Colchester in highly sought after area of Stanway with excellent access to the A12, great local schooling and Tollgate Retail Park. Having been extended and altered by the current vendor this spacious home now offers an abundance of space throughout, whilst residing on a generous plot benefiting from a good sized rear garden and ample frontage.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

With double glazed window to front, radiator, door to;

Hallway

With stairs to first floor landing, storage cupboard, two radiators, doors to:

Lounge/Diner



39' 8" x 10' 10" (12.09m x 3.30m) With double glazed window to front and French doors to rear, three radiators, TV point, feature inset log burner, door to kitchen.

Kitchen/Family Room



20' 8" x 19' 11" (6.30m x 6.07m) With two double glazed windows to rear, French doors to garden, double glazed door to side, two radiators, a fitted kitchen offering a range of matching eye level and base units with drawers and marble worktops over, island unit with inset FRANKE sink unit, breakfast bar, integrated fridge and freezer, dishwasher, a collection of NEFF appliances to include, double oven, combination oven and gas hob. Siemens warming plate, TV point, door to;

Utility Room

With obscure double glazed window to side, spaces for washing machine and tumble dryer, wall mounted boiler (not tested), door to Garage, door to:

WC

With suite comprising low level wc and hand wash basin.

First Floor

Landing

With obscure double glazed window to side, loft access, radiator, airing cupboard, doors to:

Bedroom One



19' 8" x 9' 8" (5.99m x 2.95m) With double glazed window to rear, radiator, open plan to:

Dressing Area



14' 8" x 10' 0" (4.47m x 3.05m) With a range of built-in mirrored wardrobes, radiator, door to:

Property Details.

En-Suite Shower Room



With white suite comprising of walk-in double shower cubicle, enclosed cistern WC, his and hers hand wash basins set in to fitted worksurface with cupboards under, fully tiled walls.

Family Bathroom



With obscure double glazed window to side, white four piece suite comprising panel enclosed bath with shower attachment, shower cubicle, low level wc, his and hers hand wash basins with cupboards under, fully tiled walls, heated towel rail.

Bedroom Two



20' 8" x 11' 5" (6.30m x 3.48m) With double glazed window to rear, radiator.

Bedroom Three

11' 0" x 10' 11" (3.35m x 3.33m) With double glazed window to front, radiator, built in wardrobe.

Bedroom Four

11' 0" x 10' 10" (3.35m x 3.30m) With double glazed window to front, radiator, built in wardrobe.

Bedroom Five

11' 0" x 8' 4" (3.35m x 2.54m) With double glazed window to front, radiator.

Outside

Front Of The Property

To the front of the property is a block paved driveway providing parking for several vehicles and leading to an integral double garage with two up and over electric roller doors.

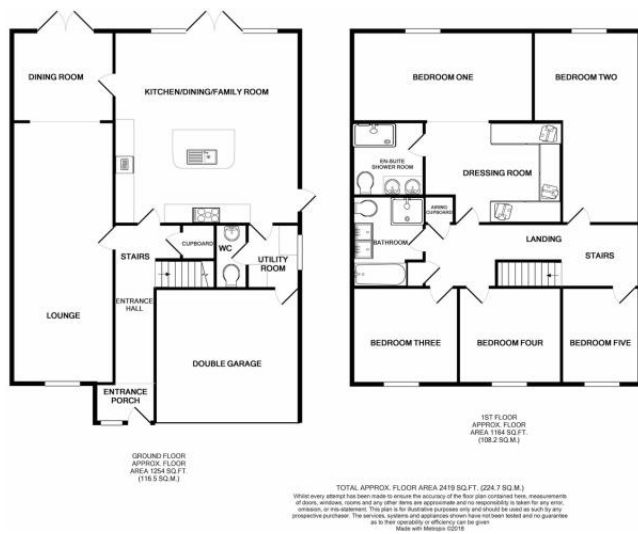
Rear Garden



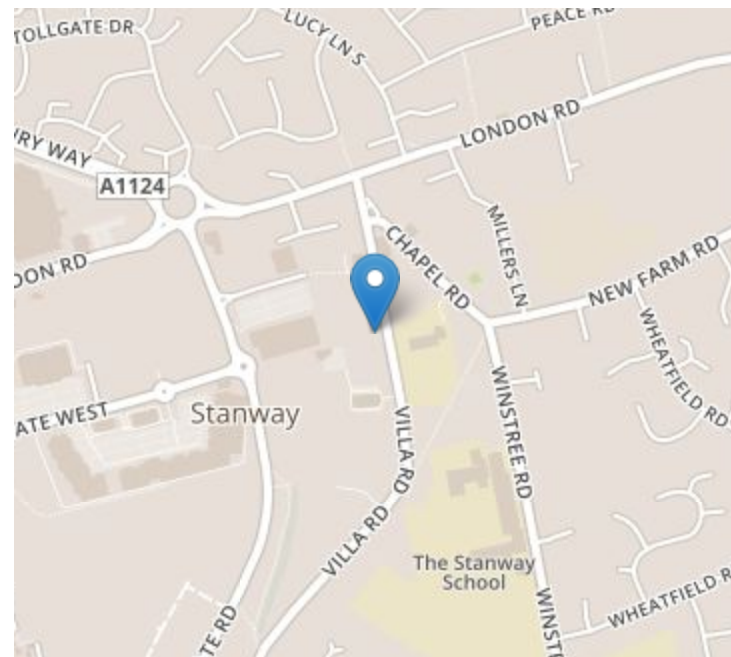
An un-overlooked rear garden, which commences with a block paved patio area, remainder being laid to lawn with a brick built summer house and workshop and being enclosed by established hedge borders.

Property Details.

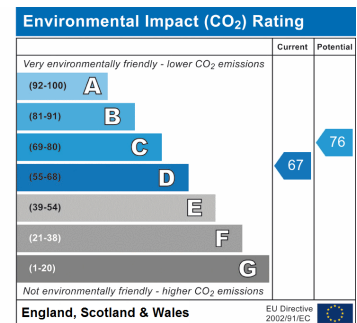
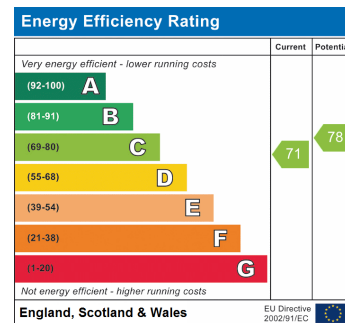
Floorplans



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.