



4 Farriers End, Stanway, Colchester, Essex. CO3 0YE.

****Guide Price £300,000 - £325,000**** Favourably positioned to the West of Colchester in the ever popular district 'Stanway' sits this perfectly presented two bedroom semi-detached family home, offering a deceptive amount of space and offered to market in excellent order. Within easy reach of the A12/A120 corridor to London/Ipswich, as well as within moments from the ever expanding Tollgate Retail Park home to; a Sainsburys Superstore, additional shops/amenities and restaurants/shops. This stunning home is also within easy reach of some of the city's most favourable primary and secondary education choices.

- Offered To The Market With A Complete Onward Chain!
- Close To An Array Of Excellent Amenities & Schooling
- Deceptively Spacious Two Bedroom Semi-Detached Family Home
- Benefiting From Off Road Parking & Garage
- Large Living Room
- Added Luxury Of A Conservatory
- High Gloss Fitted Kitchen Units With Tiled Splash Backs & Space For Appliances
- Two Generous Double Bedrooms
- First Floor Family Bathroom Suite
- Boasting A Well-Proportioned Private & Enclosed Rear Garden



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, door to:

Living/Dining Room



23' 5" x 14' 8" (7.14m x 4.47m) Window to front aspect, stairs to first floor, radiator, communication points, glazed french doors to conservatory, access to:

Kitchen



9' 8" x 5' 9" (2.95m x 1.75m) Window to rear aspect, radiator, a range of fitted base and eye level high gloss units with work surfaces over and contrasting tiled splashback, wood effect work surfaces over, inset stainless steel sink with mixer tap over, inset gas hob with extractor fan over, inset oven & grill, space under counter for appliances and space for fridge/freezer

Conservatory

14' 2" x 9' 3" (4.32m x 2.82m) Windows to all aspects, french doors to rear garden

First Floor

First Floor Landing

Stairs to ground floor, loft hatch, airing cupboard housing boiler. access to:

Master Bedroom



14' 5" x 10' 5" (4.39m x 3.17m) Window to front aspect, radiator

Property Details.

Bedroom Two



12' 2" x 6' 5" (3.71m x 1.96m) Window to rear aspect, radiator

First Floor Family Bathroom



6' 1" x 6' 5" (1.85m x 1.96m) Panelled bath with tiled wall finish and curtain, shower over bath, W.C, pedestal wash hand basin, window to rear aspect

Outside, Garden & Parking



Outside, its owners boast a large and private enclosed, South-West rear garden and therefore offers maximum sunlight. The garden commences with an area laid with block paving, ideal for outdoor seating and dining furniture. The garden is predominately laid to lawn, with boundaries formed by panel fencing and mature hedges, trees and shrubs featured throughout. A glazed garden door provides access to the garage, providing this home with even further storage. Off road parking is offered on a private block paved driveway for multiple vehicles.

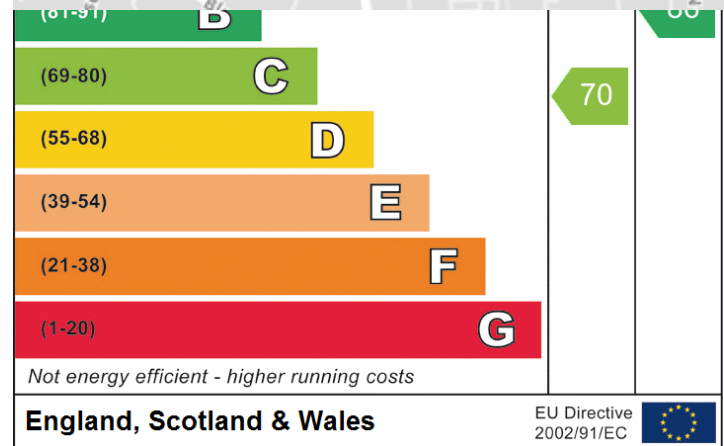
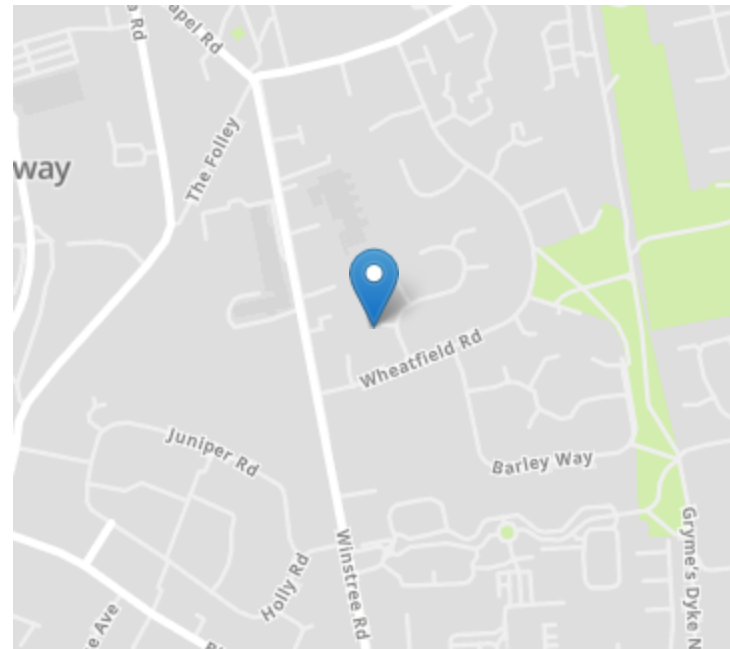
Property Details.

Floorplans



Where every effort has been made to ensure the accuracy of the finished contract documents, the seller, its agents and any other party are not responsible for any errors or omissions in the contract documents, including any drawings, plans, photographs, measurements, floor plans, distances, or other information, and shall not be liable for any such errors or omissions, whether or not such errors or omissions are caused by the negligence of the seller, its agents or any other party. This disclaimer shall apply to all parties to the contract, including the buyer, and shall be deemed to have been accepted by the buyer at the time of the completion of the contract. The seller, its agents and any other party shall not be liable for any such errors or omissions, whether or not such errors or omissions are caused by the negligence of the seller, its agents or any other party. This disclaimer shall apply to all parties to the contract, including the buyer, and shall be deemed to have been accepted by the buyer at the time of the completion of the contract.

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.