



- An Array Of Excellent Primary & Secondary Education Close By
- An Excellent Example Of A Three Bedroom Detached Home
- Positioned To The West Of Colchester, Stanway
- First Floor Family Bathroom Suite
- Car Port & Driveway
- Well Presented & Maintained Throughout
- Low Maintenance Garden
- Modern Kitchen/Breakfast Bar
- Ground Floor Cloakroom

62 New Farm Road, Stanway, Colchester, Essex. CO3 0PG.

An excellent example of a three bedroom detached family home, occupying a favourable position to the West of Colchester. Nestled in the ever popular 'Stanway district' of Colchester, this impressive home provides unrestricted access to Colchester's ever expanding Tollgate Retail Park, home to an array of excellent shops, amenities and eateries. It is also within easy reach of some of the towns best comprehensive primary and secondary education and is ideal for any family who requires quick access to the London corridor, with access to the A12/A120 near by.



Property Details.

Ground Floor

Entrance Hallway

Main door into hallway, tiled flooring, radiator, thermostat set to wall, stairs to first floor, doors:

Cloakroom

Low level W.C, vanity wash basin, radiator.

Living Room



10' 2" x 17' 8" (3.10m x 5.41m) UPVC box bay window to front aspect, wooden laminated flooring, radiator, Tv point, French doors to rear garden.

Kitchen



14' 9" x 8' 4" (4.50m x 2.54m) UPVC window to front aspect, fully range of base and eye level units, cupboards and work surfaces, integrated appliances with further space for washing machine, double oven, breakfast bar area, tiled flooring, space for fridge/freezer, UPVC French doors to garden.

First Floor

Landing

Access to loft hatch, storage cupboard, door to:

Bedroom One



10' 3" x 10' 0" (3.12m x 3.05m) UPVC window to rear aspect, wooden laminated style flooring, radiator, fitted wardrobes, door to:

En Suite



6' 2" x 5' 8" (1.88m x 1.73m) Low level W.C, vanity wash basin, shower cubicle, obscured window to front aspect, chrome heated towel rail.

Property Details.

Bedroom Two



8' 6" x 7' 5" (2.59m x 2.26m) UPVC window to rear aspect, radiator, wooden laminated style flooring.

Bedroom Three



8' 5" x 7' 5" (2.57m x 2.26m) UPVC window to front aspect, radiator, wooden laminated style flooring.

Bathroom



UPVC window to front aspect, three piece suite comprising of low level w/c, pedestal wash hand basin, panelled bath with mixer taps and shower attachment, part tiled walls, heated towel radiator.

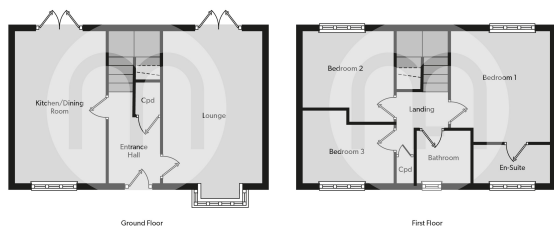
Outside



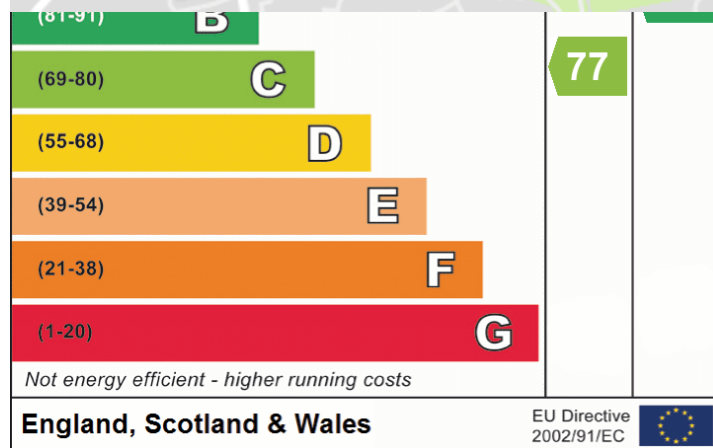
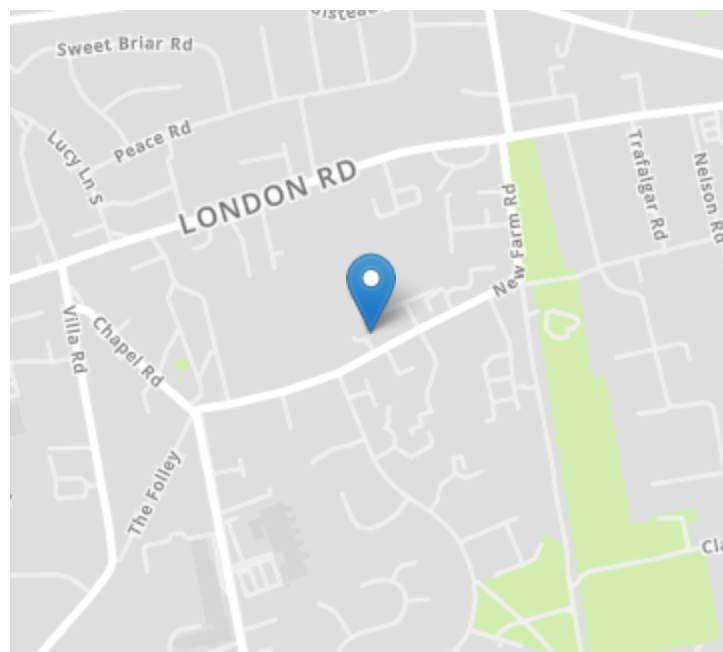
Outside the property consists of a low maintenance garden, laid to patio and artificial turf, suitable for a children's play area or even outside dining. The garden is enclosed by panel fencing with a shed to remain. To the front of the property provides a car port and driveway for multiple vehicles.

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.