



- Exquisite Victorian Extended Residence
- Beautifully Upgraded And Maintained
- A Wealth Of Charming Period Features
- Sought After Stanway Location
- Excellent local Schooling
- Beautiful Fitted Kitchen
- Fabulous Conservatory
- Viewing Essential

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

An exceptionally spacious and tastefully extended three/four bedroom semi-detached home residing in a pleasant position in the sought after Stanway district of Colchester, with its excellent schooling within walking distance, A12 access and many local amenities. This well presented family home features an array of extremely generous and well proportioned accommodation throughout and simply must be viewed in order to be fully appreciated.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, stripped wooden floor, doors to:

Living Room



11' 11" x 10' 11" (3.63m x 3.33m) Two sash windows to front aspect, cast iron log burner with oak surround and slate hearth, radiator, T.V & phone points.

Dining Room



11' 11" x 11' 10" (3.63m x 3.61m) Sash window to side aspect, open fireplace with oak surround, under stairs storage cupboard, radiator, stripped wooden floor, door to:

Kitchen



9' 11" x 7' 11" (3.02m x 2.41m) Sash window to side aspect and glazed doors to conservatory, a range of base and eye level units with solid wood work surface over, Butler sink with drainer, tiled splash backs, gas range cooker, with extractor hood over, integrated washing machine, tumble dryer and fridge/freezer.

Outer Lobby

Stable door to rear, tiled floor, door to:

Study/Fourth Bedroom

Window to front aspect, radiator.

Conservatory



13' 6" x 11' 10" (4.11m x 3.61m) Brick base with UPVC windows to all aspects, UPVC french doors to rear garden.

First Floor

Landing

Doors to:

Property Details.

Bedroom One



11' 11" x 10' 11" (3.63m x 3.33m) Sash window to front aspect, built in wardrobe, cast iron fireplace, radiator stripped wood floor.

Bedroom Two



11' 5" x 9' 8" (3.48m x 2.95m) Windows to front and rear aspect, radiator.

Bedroom Three



8' 7" x 8' 2" (2.62m x 2.49m) Sash window to side aspect, built in wardrobe, radiator.

Bathroom



Window to rear aspect, low level WC, pedestal wash hand basin, free standing claw foot roll top bath with shower over, radiator, airing cupboard, stripped wood floor.

Outside



To the rear of the property the stunning garden offers an attractive patio area leading to the remainder of the garden which is predominately landscaped laid to lawn. A charming brick pathway leads the full length of the garden where two sheds and a greenhouse can be found. The garden features a huge variety of mature, picturesque plantation, trees flowers and shrubbery. The garden itself measures 145ft in length and if fully enclosed by panel fencing.

To the front there is a private driveway providing parking for several cars along with a covered carport, lawn area with an array of shrubs and flowers, gated access to the rear garden.

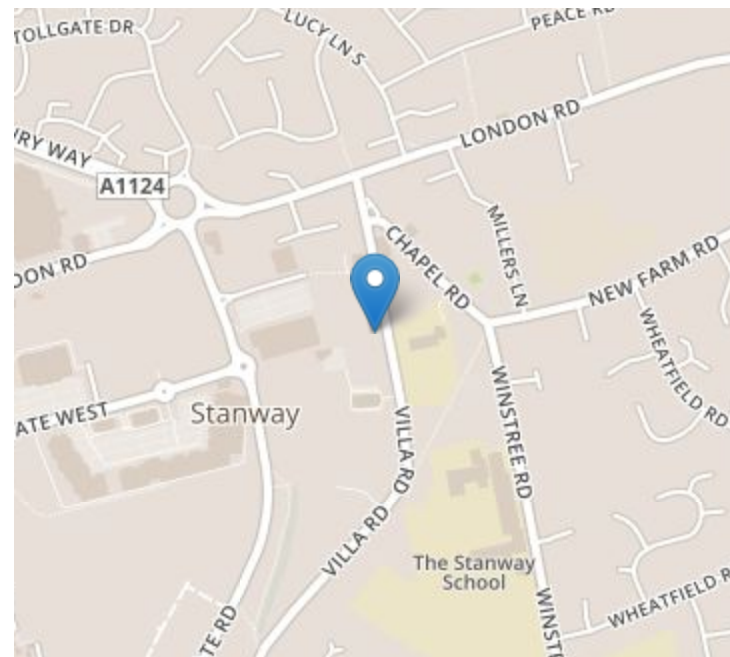
Property Details.

Floorplans

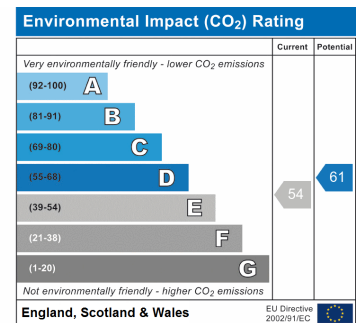
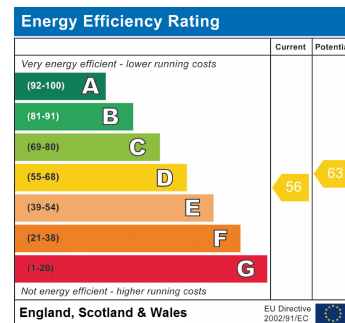


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.