



- An Exceptional Semi-Detached House
- Three Generous Bedrooms
- A Beautiful Open Plan Kitchen/Diner With Quartz Worktops
- Well Presented Throughout
- Modern Family Bathroom Suite
- Landscaped Rear Garden
- Garage And Parking
- Excellent Access To The A12

### 30 Dale Close, Stanway, Colchester, Essex. CO3 0FG.

Offered to the market in impeccable condition is this beautiful three bedroom semi-detached, located to the West of Colchester in the highly sought after Stanway area, offering very good access to the A12, fantastic school catchments, well served bus routes and an array of amenities as well the popular Tollgate Centre. Internally, this much improved home offers on the ground floor an entrance hall, sizeable lounge with storage which is open to the kitchen/dining room. The kitchen/diner has been tastefully modernised and now boasts a fitted kitchen with Quartz worktops and a variety of appliances.



# Property Details.

## Ground Floor

### Entrance Hall

With double glazed window to side, door to;

### Hallway

With double glazed window to side, stairs rising to first floor, door to;

### Lounge



13' 1" x 12' 4" (3.99m x 3.76m) With double glazed window to front, radiator, under stairs storage cupboard, opening to;

### Kitchen/Diner



15' 7" x 11' 0" (4.75m x 3.35m) With double glazed window to rear, double glazed single door to rear, tiled flooring, radiator, a contemporary fitted kitchen with matching eye level and base units with drawers and Quartz work surfaces over, space for fridge/freezer and dishwasher, electric oven and hob with extractor hood over, inset sink and drainer, space for dining table.

## First Floor

### Landing

With airing cupboard, doors to;

### Bedroom One



13' 4" x 8' 11" (4.06m x 2.72m) With double glazed window to front, radiator.

### Bedroom Two



11' 2" x 8' 11" (3.40m x 2.72m) With double glazed window to rear, radiator.

# Property Details.

## Bedroom Three



9' 8" x 6' 5" (2.95m x 1.96m) With double glazed window to front, radiator, storage cupboard.

## Family Bathroom



A recently refurbished three piece bathroom offering a double glazed obscure window to rear, fully tiled walls and flooring, panelled bath with shower attachment and rainfall shower over, wash hand vanity basin, close coupled WC, heated towel rail.

## Outside

### Rear Garden



A generous rear garden having been landscaped by the current owners, enclosed by panel fencing offering two decking areas and access to the garage.

### Garage

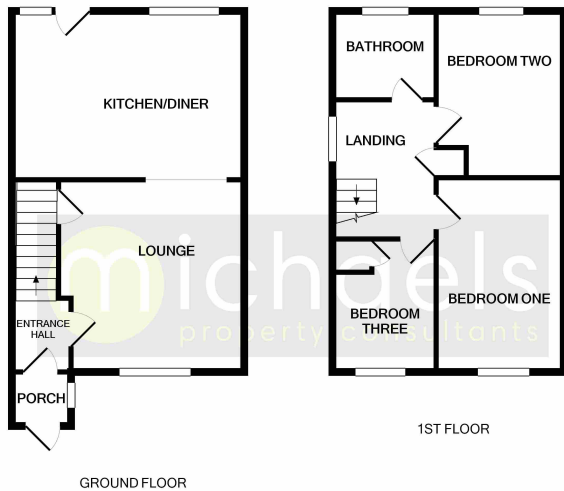
16' 6" x 8' 6" (5.03m x 2.59m) With up and over door to front, power and light connected, space and plumbing for washing machine, door to side.

### Driveway

In front of garage providing off road parking for two cars.

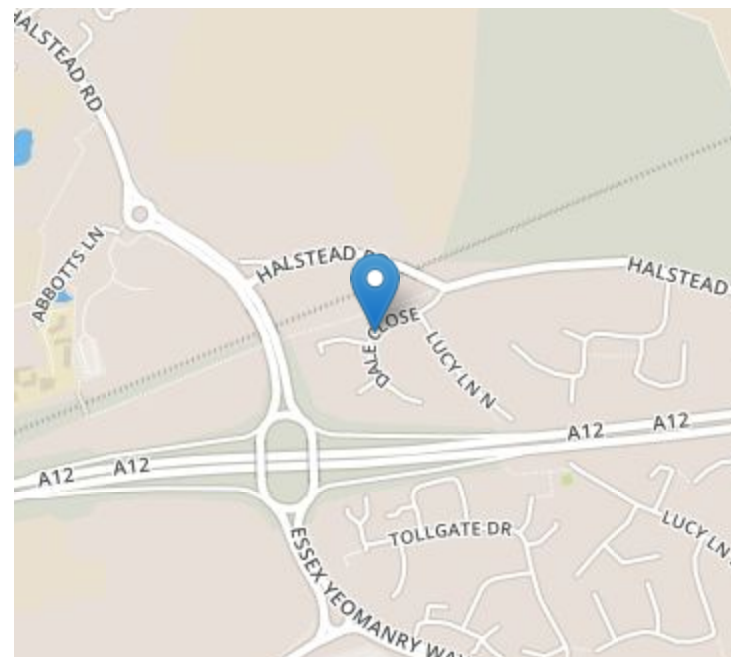
# Property Details.

## Floorplans

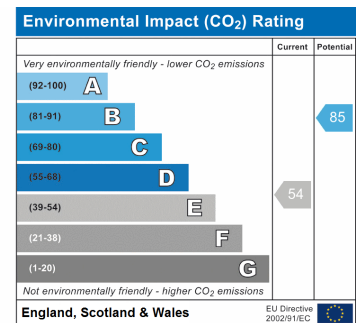
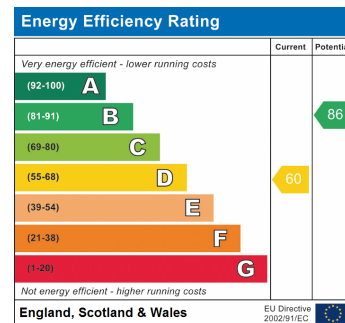


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.