



- Guide Price £425,000 - £450,000
- An Extended Detached House
- Five Bedrooms
- Open Plan Lounge/Diner/Kitchen
- Playroom/Snug
- Family Bathroom And Cloakroom
- Modern Family Bathroom
- Generous Rear Garden
- Garage And Parking

**69 Wheatfield Road, Stanway,
Colchester, Essex. CO3 0YA.**

Guide Price £425,000 - £450,000 An extended five bedroom detached house positioned on a generous plot located in the ever popular area of Stanway to the west of Colchester with excellent school catchment and amenities close by. Having been extended by the current owners this property now features vast living accommodation throughout.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With radiator, wood floor, stairs rising to first floor, storage cupboard under, doors to;

Playroom/Snug

9' 5" x 8' 11" (2.87m x 2.72m) With box bay window to front, radiator, wood floor, TV point.

Utility Room

8' 11" x 8' 2" (2.72m x 2.49m) With window to front, door to side, tiled floor, radiator, a range of units and inset sink and drainer, space and plumbing for washing machine.

WC

With obscure window to side, radiator, wash hand basin, close coupled WC.

Open Plan Lounge/Dining/Kitchen

Kitchen Area



18' 11" x 9' 10" (5.77m x 3.00m) With wood floor and heating under, a range of matching eye level and base units with drawers and square edge worktops over, island unit with breakfast bar, integrated microwave and dishwasher, gas range cooker with extractor hood over, space for fridge/freezer, open to;

Lounge/Dining Area



15' 6" x 11' 11" (4.72m x 3.63m) With two windows to rear, French doors to the garden, wood floor with heating under, TV point.

First Floor

Landing

With window to side, loft access, doors to;

Bedroom One



11' 9" x 10' 7" (3.58m x 3.23m) With window to front, radiator, built in wardrobe.

Property Details.

Bedroom Two



11' 5" x 7' 5" (3.48m x 2.26m) With window to side, radiator.

Bedroom Three



12' 0" x 7' 7" (3.66m x 2.31m) With window to rear, radiator.

Bedroom Four



12' 0" x 7' 6" (3.66m x 2.29m) With window to rear, radiator.

Family Bathroom



With window to side, close coupled WC, wash hand basin, panelled bath with shower screen and shower over, tiled walls, heated towel rail.

Outside

Rear Garden



Outside, the property enjoys a fabulous rear garden which wraps around the property. The garden is enclosed by panel fencing with gated side access and offers a patio area and a substantial lawn.

To The Front

To the front, there is a block paved driveway providing ample off road parking.

Garage

With up and over door to front.

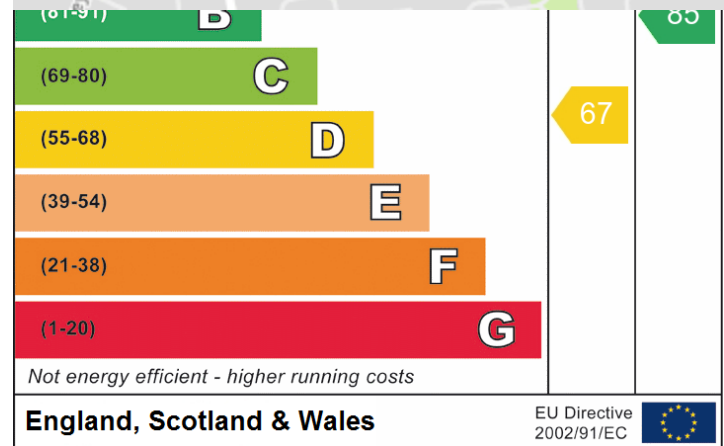
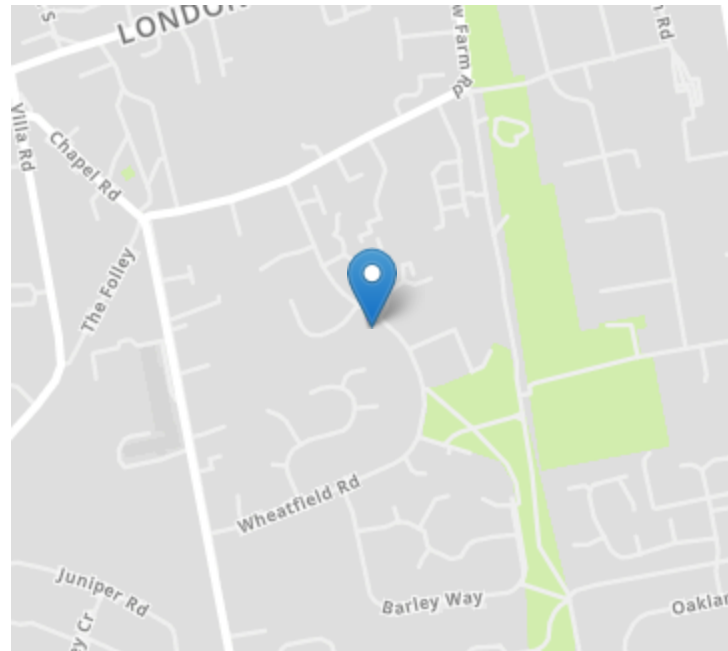
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, heights and other facts are approximate and no responsibility is taken for any errors or omissions. The buyer is advised to obtain their own measurements and check the same against the production particulars. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. © 2020 Michaels Property Consultants Ltd

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.