



- Close To An Array Of Excellent Amenities & Schooling
- Benefiting From Off Road Parking & Garage
- Offering An Abundance Of Living Space Throughout
- Large Conservatory
- Disabled Friendly Throughout
- Three Generous Bedrooms
- Stanway District & Close Proximity To Tollgate Retail Park
- Open Plan Living

16 Ploughmans Headland, Stanway, Colchester, Essex. CO3 0YH.

Favourably positioned to the west of Colchester in the sought-after Stanway district, this well-presented three-bedroom detached bungalow offers a deceptively spacious and versatile layout. The property is conveniently located close to the A12/A120 corridor, providing easy access to London and Ipswich. It's also just moments from the ever-expanding Tollgate Retail Park, home to a Sainsbury's Superstore, various shops, amenities, and dining options. Additionally, the bungalow is within reach of some of Colchester's most desirable primary and secondary schools.



Property Details.

Ground Floor

Hallway

Main door into hallway, storage cupboards, door leading to:

Kitchen/Dining Area



18' 7" x 11' 8" (5.66m x 3.56m) Range of base and eye level units, cupboards and work surfaces, space for appliances, UPVC window to front aspect, tiled flooring, access into:

Living Room



18' 10" x 10' 6" (5.74m x 3.20m) French doors leading to conservatory, wood effect flooring, UPVC windows to rear aspect, radiator, door to:

Wet Room/Shower Room

7' 1" x 6' 0" (2.16m x 1.83m) Tiled walls and flooring, chrome heated towel rail, low level w.c, vanity wash basin, obscured window to rear aspect, shower connected, extractor fan.

Conservatory



23' 9" x 12' 8" (7.24m x 3.86m) French doors to garden, tiled flooring, radiator.

Bedroom One



13' 4" x 9' 2" (4.06m x 2.79m) UPVC window to side aspect, radiator, built in wardrobes.

Property Details.

Bedroom Two



10' 4" x 8' 6" (3.15m x 2.59m) UPVC window to front aspect, radiator.

Bathroom



6' 6" x 5' 4" (1.98m x 1.63m) Low level W.C, vanity wash basin, bath with shower attached, radiator.

Bedroom Three



9' 4" x 8' 2" (2.84m x 2.49m) UPVC Window to rear aspect, radiator.

Outside

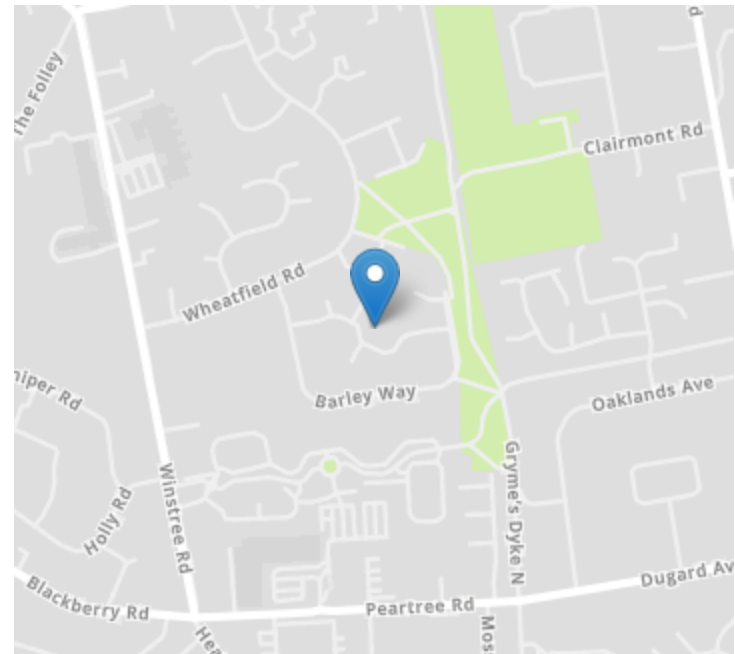


Outside, the property boasts a wrap-around garden with a large patio area on one side, ideal for garden furniture and outdoor dining. The rest of the garden is laid to lawn and enclosed by panel fencing, providing a sense of privacy. Gated access leads to the front, offering ample off-road parking and a garage.

Property Details.

Floorplans

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.