




- Presented To Market In Excellent Order
- Favourable West Colchester Position
- Large Living Room With Log Burner
- Two Double Bedrooms
- Family Bathroom Suite
- Two Bedroom Semi-Detached Home
- Tiled Entrance Hall & Downstairs W.C
- En-Suite Shower Room To Master Bedroom
- Generous Private & Enclosed Rear Garden
- Kitchen-Diner With High Gloss Units & Space For Appliances

5 Giraffe Row, Stanway, Colchester, Essex. CO3 8DB.

Presented to market in good condition, this deceptively spacious two bedroom semi-detached house is positioned favourably to the West of Colchester in the popular district of Stanway. Within easy access of a range of useful amenities and the ever expanding Tollgate Retail Park, as well as within reach of a variety of education choices, every essential is close by. This excellent home would make the perfect first time purchase for any couple or small family.



Call to view 01206 576999 

Property Details.

Ground Floor

Entrance Hallway

Entrance door to front aspect, tiled floor, radiator, stairs to first floor, door to:

Downstairs W.C.

4' 6" x 3' 1" (1.37m x 0.94m) W.C, wash hand basin, window to front aspect

Living Room



10' 8" x 15' 3" (3.25m x 4.65m) Window to front aspect, feature wall panelling, radiator, communication point, under stairs storage, door to:

Kitchen/Dining Area



13' 9" x 8' 6" (4.19m x 2.59m) A modern fitted kitchen-diner comprising of; a range of high gloss base and eye level units with worksurfaces over, inset four ring hob with extractor hob over, stainless steel splash back, space for washing machine, inset electric cooker and grill, space for fridge/freezer, inset stainless steel sink, drainer and mixer tap over, wood effect flooring, radiator, window to rear aspect and patio doors to rear aspect (leading to rear garden)

First Floor

Landing

Stairs to ground floor, access to:

Property Details.

Bedroom One



9' 8" x 10' 8" (2.95m x 3.25m) Window to front aspect, radiator, communication point, door to:

En Suite



5' 4" x 7' 6" (1.63m x 2.29m) Window to front aspect, wood effect flooring, W.C, radiator, pedestal wash hand basin, shower cubicle with tiled wall finish, feature wall panelling, extractor fan

Bedroom Two



7' 9" x 14' 2" (2.36m x 4.32m) Window to rear aspect, radiator

Family Bathroom



7' 4" x 7' 1" (2.24m x 2.16m) Window to side aspect, W.C, pedestal wash hand basin, 1/2 tiled walls, panel bath with chrome mixer tap over, wood effect flooring, extractor fan

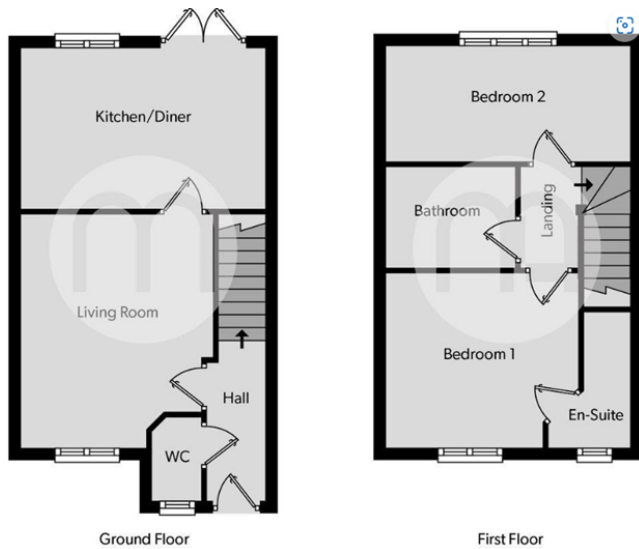
Outside, Garden & Parking



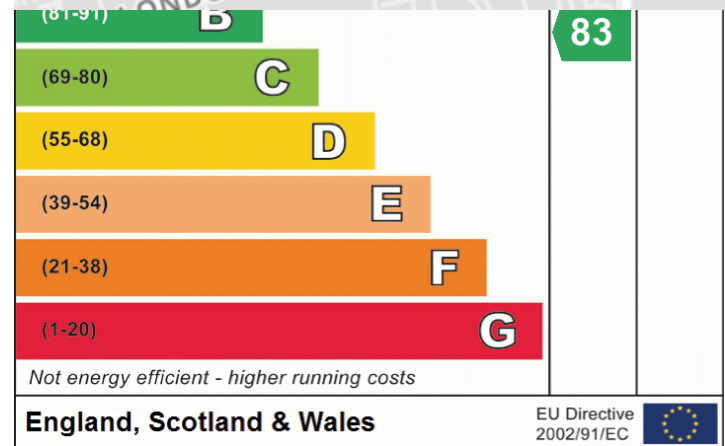
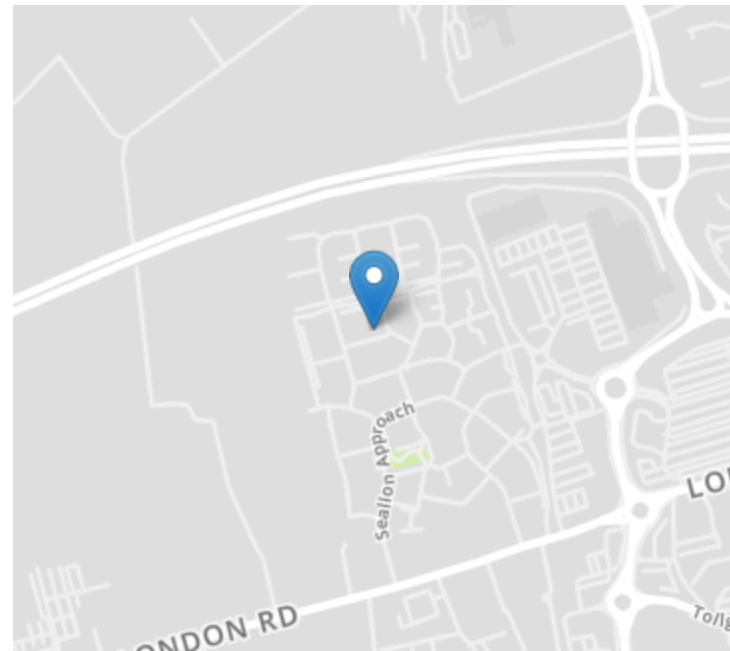
Outside, its owners boast one of the largest gardens for a house of this design within the immediate area. The garden commences with a sizeable patio area, with the remainder predominately laid to lawn. To the rear of the garden offers another patio area ideal for a large seating area. Boundaries are formed by panel fencing and there is secure gated side access to a private driveway, were off road parking for two vehicles can be found in tandem style. Further parking is easily accessible on road for both residents and visitors alike.

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.