



- Stanway District & Close Proximity To An Array Of Amenities & Schooling Options
- Detached Home
- Three Bedrooms
- En-Suite To Master Bedroom
- First Floor Family Bathroom
- Ground Floor Cloakroom
- Warm & Inviting Reception Room
- Modern Kitchen-Diner With Space For Appliances
- Private & Enclosed Rear Garden
- Off Road Parking For Two Vehicles On A Private Driveway In Tandem Style

## 46 Ostrich Street, Stanway, Colchester, Essex. CO3 8AS.

Situated in the desirable area of Stanway, West Colchester, this well-presented three bedroom detached home offers comfortable family living in a convenient location, surrounded by useful amenities, schooling and public transport links. The property features three bedrooms—two generous doubles and one single—ideal for families, guests, or a home office. The master bedroom is enhanced by an en-suite shower room, whilst a first floor family bathroom services the remainder of the property. A spacious living room is featured, while the open-plan kitchen-diner is perfect for everyday living and entertaining. For convenience, a ground floor cloakroom is also available. Outside, the property boasts a private rear garden and off-road parking via a tandem-style driveway suitable for two vehicles. This home offers modern day-open plan living to a high standard, complete with modern fittings and is offered to the open market in move in ready condition!





# Property Details.

## Ground Floor

Entrance Hall

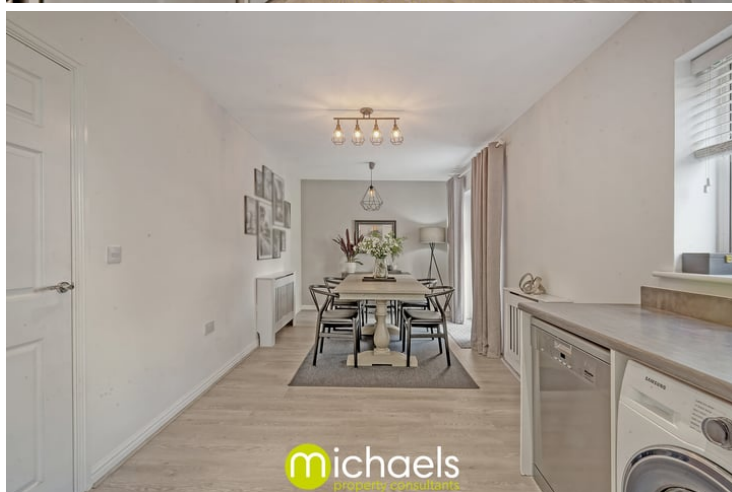
Cloakroom

Living Room



11' 6" x 14' 0" (3.51m x 4.27m)

Kitchen



8' 10" x 23' 0" (2.69m x 7.01m)

## First Floor

Landing

Master Bedroom



14' 4" x 9' 1" (4.37m x 2.77m)

En-Suite



8' 4" x 5' 5" (2.54m x 1.65m)

Bedroom Two



11' 3" x 8' 2" (3.43m x 2.49m)

# Property Details.

## Bedroom Three



7' 10" x 8' 9" (2.39m x 2.67m)

## Bathroom



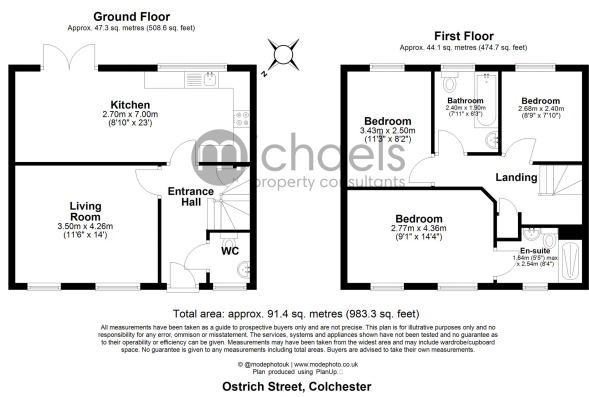
7' 11" x 6' 3" (2.41m x 1.91m)

## Additional Information

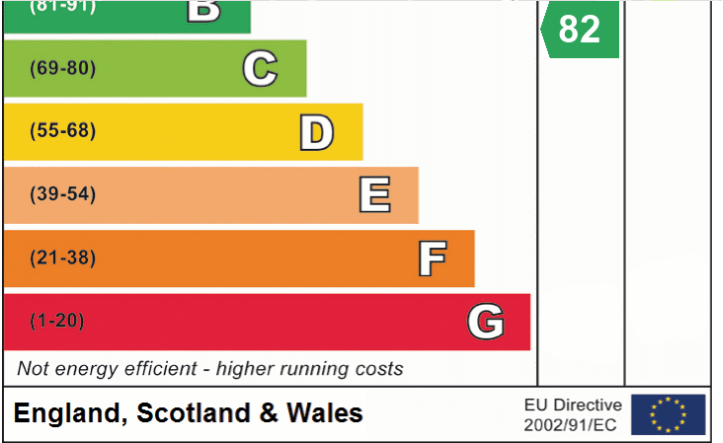
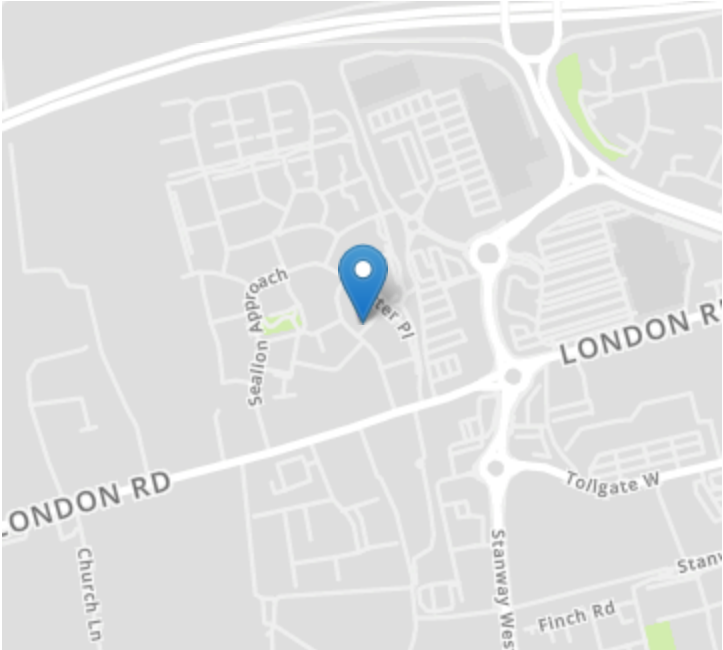
We understand an estate charge is applicable to this home and advise all interested parties to confirm the annual amount payable at an early stage of their conveyance to prevent any discrepancy.

# 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.