



## 10 Coralin Walk, Stanway, Colchester, Essex. CO3 0JH.

\*\* Guide Price £325,000 - £350,000 \*\* Presented to market in excellent order, this two bedroom semi-detached bungalow has been improved and upgraded in it's much cherished ownership by the current vendors. Favourably positioned in a peaceful cul-de-sac to the West of Colchester's city centre in the ever popular district of Stanway, this home is within moments of an array of useful shops, amenities, public transport links and the forever expanding Tollgate Retail Park.



- Upgraded & Improved Throughout In It's Much Cherished Ownership
- Two Bedroom Semi-Detached Bungalow
- Offered To The Market With A Complete Onward Chain!
- Close To An Array Of Amenities, Shops & Transport Links
- Well-Proportioned Living Room
- Stylish & Modern Kitchen With Integrated & Space For Appliances
- Luxury Shower Room
- Two Double Bedrooms
- Conservatory
- Private & Enclosed Rear Garden, Off Road Parking & Garage

# Property Details.

## Accommodation All On One Level (Bungalow)

### Entrance Porch

Entrance door to side aspect, radiator, windows to front and side aspect, access to reception room & kitchen:

### Kitchen



12' 6" x 7' 0" (3.81m x 2.13m) A modern fitted kitchen comprising of a range of fitted base and eye level units with worksurfaces over, inset electric oven and grill, inset four ring ceramic hob with extractor fan over and tiled splashback, inset stainless steel sink, drainer and mixer tap over, windows to side aspect, door to entrance porch

### Reception Room



13' 10" x 13' 7" (4.22m x 4.14m) Window to front aspect, radiator, communication points, feature oak mantle, access to:

### Hallway

Radiator, access to all other accommodation:

### Family Shower Room



A luxury shower room comprising of; low level W.C, vanity wash hand basin, walk in double shower cubicle, tiled walls and floors throughout, window to side aspect

### Master Bedroom



13' 1" x 10' 5" (3.99m x 3.17m) Window to rear aspect, added benefit of built wardrobes, radiator

# Property Details.

## Bedroom Two



10' 1" x 9' 8" (3.07m x 2.95m) Wall mounted lights, radiator, UPVC doors to:

## Conservatory



UPVC windows to all aspects, UPVC French doors providing access to rear garden

## Outside, Garden, Garage & Parking

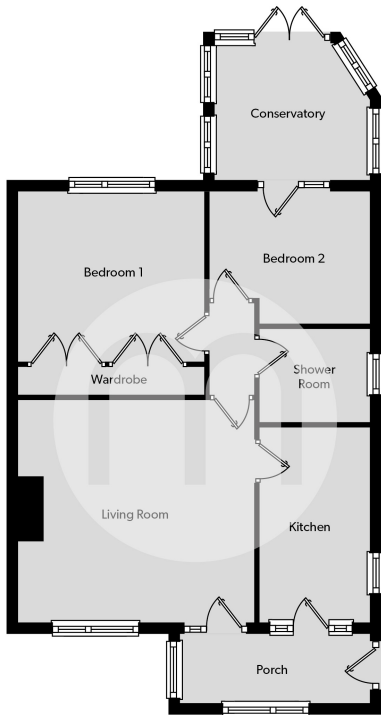


Outside and positioned to the front you will find a block paved driveway, providing ample off road parking, with further parking accessible on road. A cast iron gate provides a secure division from the driveway to the double length garage, which is accessible by an electric up and over door.

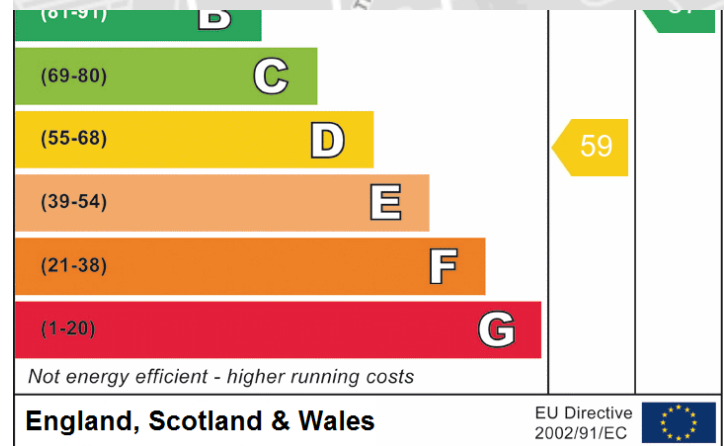
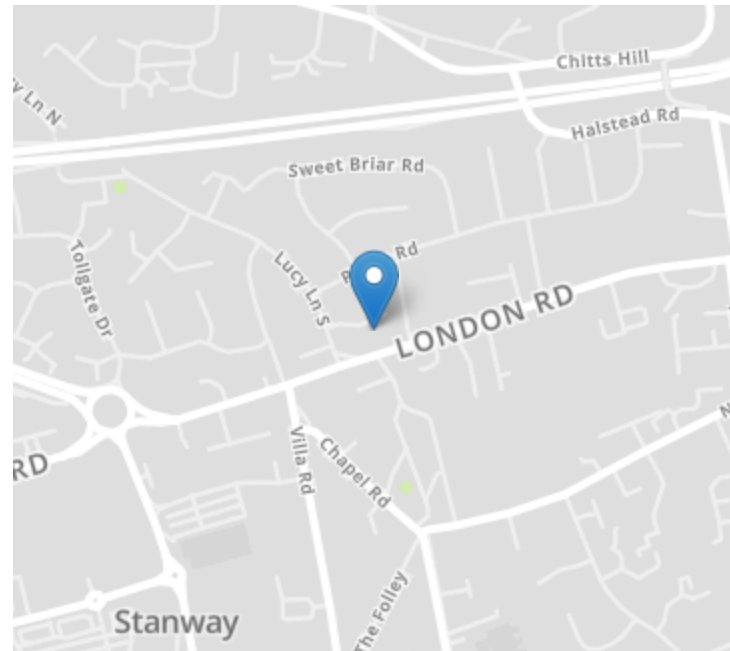
To the rear, this bungalow boasts a private and enclosed rear garden, commencing with a block paved patio, further area laid to concrete and the remainder lawn. Boundaries are formed by timber fence panels, whilst there is also an array of mature shrubs, plants and hedges throughout. There is also a garden door to the side of the garage, providing additional access.

# 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.