



- Recently Constructed By Highly Reputable Builders
- Two Double Bedroom Semi-Detached House
- Presented To Market In First Class Order With Contemporary Finishing
- Kitchen/Diner With Integrated Appliances
- En-Suite Shower Room And Family Bathroom
- Landscaped South Facing Rear Garden

8 Lemur Lane, Stanway, Colchester, Essex. CO3 8BZ.

Presented to the market in pristine condition and recently built by a highly reputable national builder - is this two double bedroom semi-detached house located in the ever popular Stanway district on this new development. Positioned to the West of Colchester this great first time buy offers excellent access to the A12, Tollgate Business Park with its vast array of shops and restaurants and good schooling. This almost new home has been upgraded and improved by the current owners and offers any prospective purchaser a real turn key home.



Property Details.

Ground Floor

Entrance Hall

With Porcelain tiled flooring, radiator, door to;

WC

With obscure double glazed window to front, Porcelain tiled floor, radiator, wash hand basin, close coupled WC.

Lounge



14' 10" x 10' 10" (4.52m x 3.30m) With double glazed window to front, radiator, TV point, under stairs storage cupboard, door to;

Kitchen/Diner



14' 2" x 8' 6" (4.32m x 2.59m) With double glazed french doors to rear, window to rear, a range of matching contemporary fitted eye level and base units with drawers and worktops over, integrated fridge/freezer, dishwasher, inset sink and drainer, electric oven, gas hob with an extractor hood over, Porcelain tiled flooring, radiator.

Second Floor

Landing

With storage cupboard and doors to;

Bedroom One



10' 11" x 9' 8" (3.33m x 2.95m) With double glazed window to front, radiator, door to en-suite.

Property Details.

En-Suite Shower Room



With obscure window to front, radiator, wash hand basin, close coupled WC, shower cubicle, part tiled walls.

Family Bathroom



With obscure window to side, radiator, wash hand basin, close coupled WC, panelled bath, part tiled walls.

Bedroom Two



14' 0" x 7' 1" (4.27m x 2.16m) With double glazed window to rear, radiator.

Outside

Rear Garden



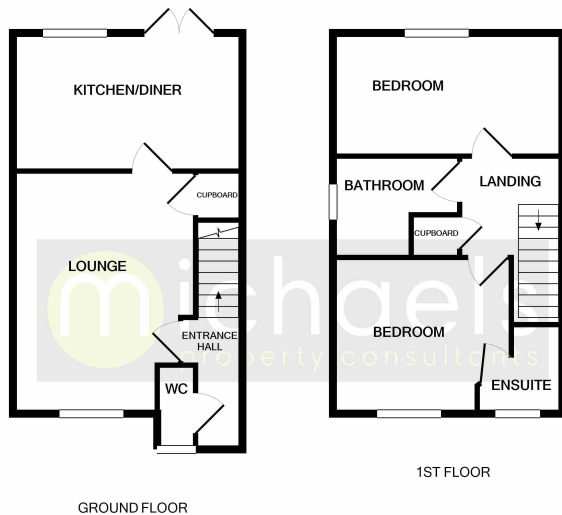
A low maintenance south facing garden enclosed by panel fencing with gated side access. Artificial grass leading to a large decking area suitable for outdoor furniture.

Driveway

Adjacent to the property providing off road parking for two cars.

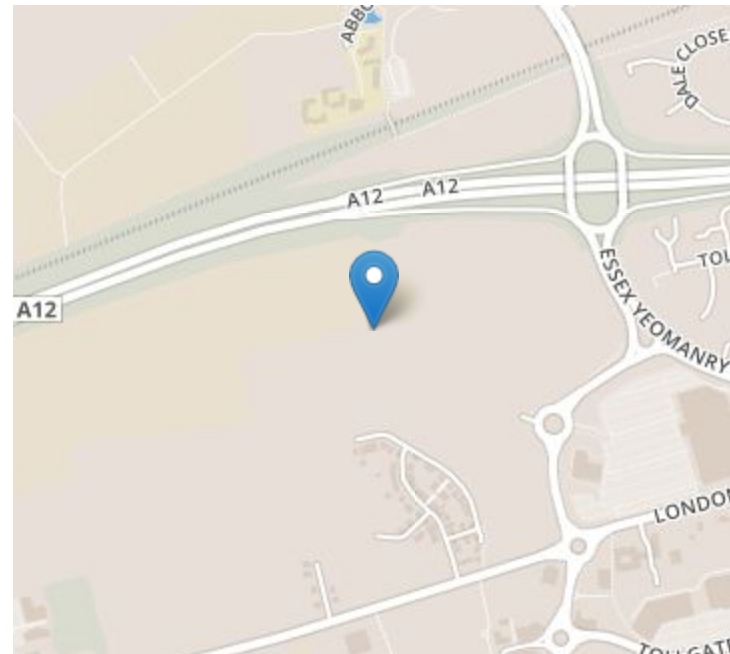
Property Details.

Floorplans

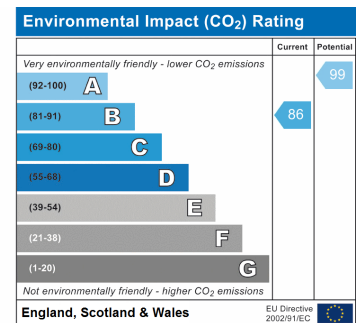
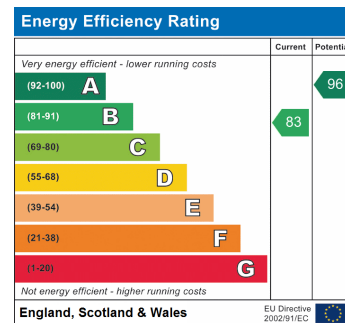


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.