



- Cloakroom, En Suite & Family Bathroom
- Modern Three Bedroom Detached Family Home
- Spacious Living Room
- Open Plan Kitchen/Dining Area With A Utility Area
- High Quality Finish, Built By Hopkin Homes
- Double Car Port/Allocated Parking
- Occupying A Favourable Position To The West Of Colchester
- Close To An Array Of Education Choices & Amenities

**14 Ringlet Lane, Stanway, Colchester, Essex. CO3 0AJ.**

\*\* Guide Price £375,000 - £400,000\*\* Residing on a corner position is this well presented, double fronted bedroom detached family home, situated within a quiet cul-de-sac in the sought after Stanway area to the west of Colchester. Within close proximity to the highly regarded Stanway Primary and Secondary school, Tollgate Retail Park offering various shops and popular restaurants and both Marks Tey Train Station and Colchester North Station with links to London Liverpool Street under the hour.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, doors to:

### Cloakroom

Low level WC, pedestal wash hand basin, radiator.

### Reception Room



18' 3" x 10' 9" (5.56m x 3.28m) UPVC windows to front and side, two radiators.

### Kitchen/Diner



18' 2" x 9' 6" (5.54m x 2.90m) UPVC windows to front and side, doors to garden, range of base and eye level units with work surfaces over, inset sink unit with drainer, integrated oven and hob, extractor, space for appliances, tiled floor, two radiators.

## Utility Room



6' 8" x 6' 4" (2.03m x 1.93m) Base units with work surface over, plumbing for washing machine, tiled floor.

## First Floor

### Landing

Built in cupboards, loft access, doors to:

### Master Bedroom



11' 11" x 11' 3" (3.63m x 3.43m) UPVC window to front, built in cupboard, radiator.

# Property Details.

## En-Suite



UPVC window to front, Low level WC, pedestal wash hand basin, double walk in shower, part tiled walls tiled floor, radiator.

## Bathroom



UPVC window to side, Low level WC, pedestal wash hand basin, panellled bath with shower attachment over, part tiled walls, tiled floor, radiator.

## Bedroom Two



11' 0" x 9' 9" (3.35m x 2.97m) UPVC window to front, built in cupboard, radiator.

## Bedroom Three



9' 9" x 6' 9" (2.97m x 2.06m) UPVC window to side, radiator.

## Outside

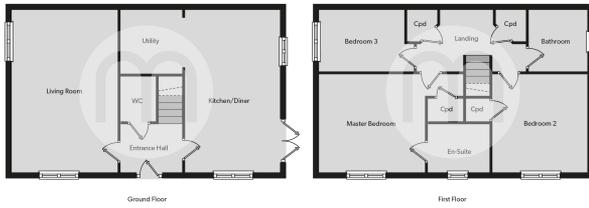
### Rear Garden



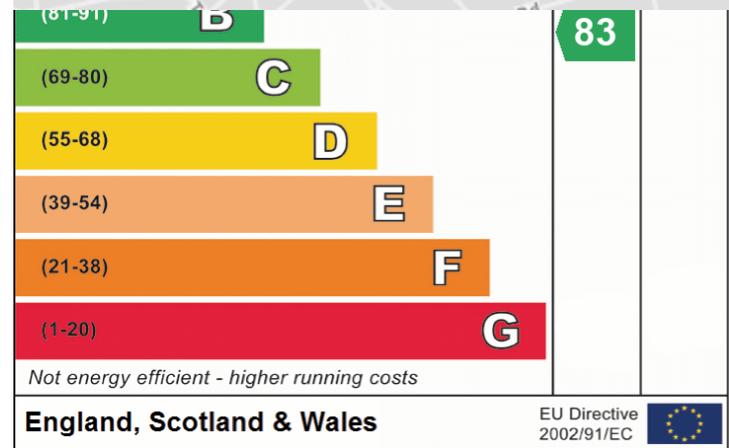
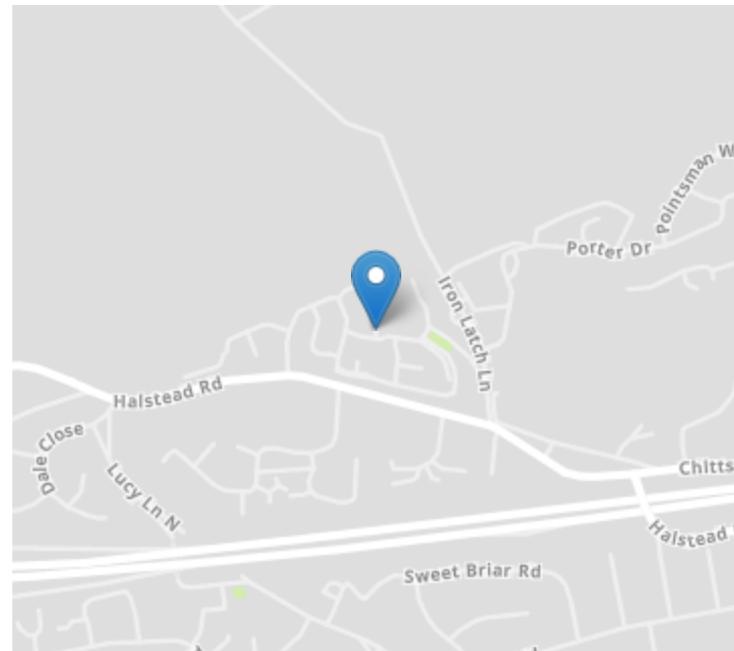
Outside offers a low maintenance garden which is predominantly laid to lawn and laid to patio. The garden is fully enclosed by a brick wall with gated rear access to the rear, providing a double car port and allocated parking multiple vehicles.

# 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.