



- Recently Built And Exceptionally Well Presented Semi-Detached House
- Three Generous Bedrooms With En-suite To Master
- Open Plan Kitchen/Diner With French Doors To Garden
- Family Bathroom & Downstairs Cloakroom
- South Facing Rear Garden
- Garage And Driveway Providing Off Parking

11 Ostrich Street, Stanway, Colchester, Essex. CO3 8AS.

Built within the last three years is this well presented three bedroom semi-detached contemporary home. Located in one of Colchester's most popular district 'Stanway' on this new estate with excellent access to the A12, Tollgate Business Park and good local schooling. Offered in good condition throughout this home would make the ideal first time buy.



Property Details.

Ground Floor

Entrance Porch

With doors to;

Lounge



13' 2" x 10' 7" (4.01m x 3.23m) With double glazed window to front, radiator, TV point, door to;

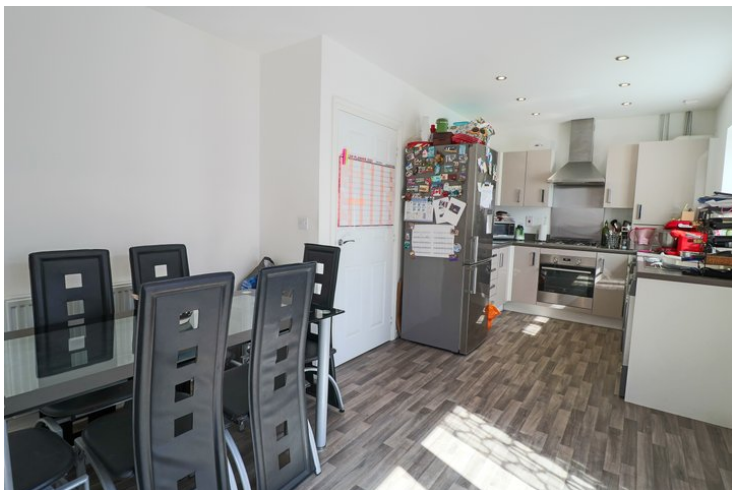
Inner Hallway

With stairs rising to first floor and doors to;

Cloakroom

With wash hand basin, close coupled WC, radiator.

Kitchen/Diner



19' 6" x 10' 3" (5.94m x 3.12m) Open plan kitchen/diner with double glazed window and French doors to rear, radiator, a range of matching contemporary base and eye level units, worktop and upstand, inset sink and drainer, space for fridge/freezer, electric oven with gas hob and extractor hood over, space and plumbing for washing machine.

First Floor

Landing

With double glazed window to side, loft access, doors to;

Bedroom One



13' 02" x 10' 2" (4.01m x 3.10m) With two double glazed windows to front, radiator, door to;

En-Suite Shower Room



With obscure double glazed window to front, part tiled, wash hand basin, close coupled WC, shower cubicle, extractor.

Property Details.

Bedroom Two



11' 9" x 8' 6" (3.58m x 2.59m) With double glazed window to rear, radiator.

Bedroom Three



10' 5" x 8' 2" (3.17m x 2.49m) With double glazed window to rear, radiator.

Family Bathroom



Three piece family bathroom with panelled bath, close coupled WC, wash hand basin, part tiled, radiator.

Outside

Garden



A south facing rear garden enclosed by panel fencing with gated side access.

Driveway

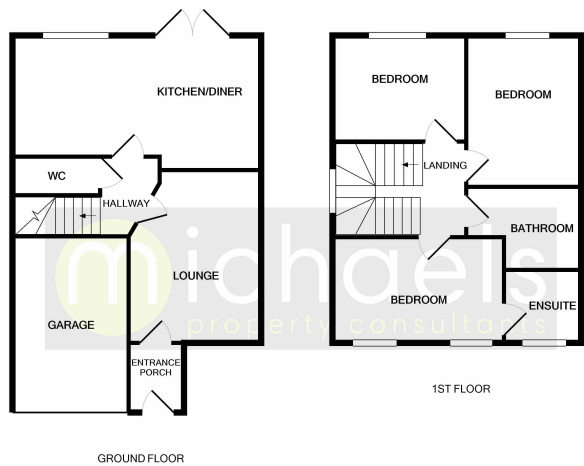
Hard standing to the left of the property providing off road parking.

Garage

With up and over door to front.

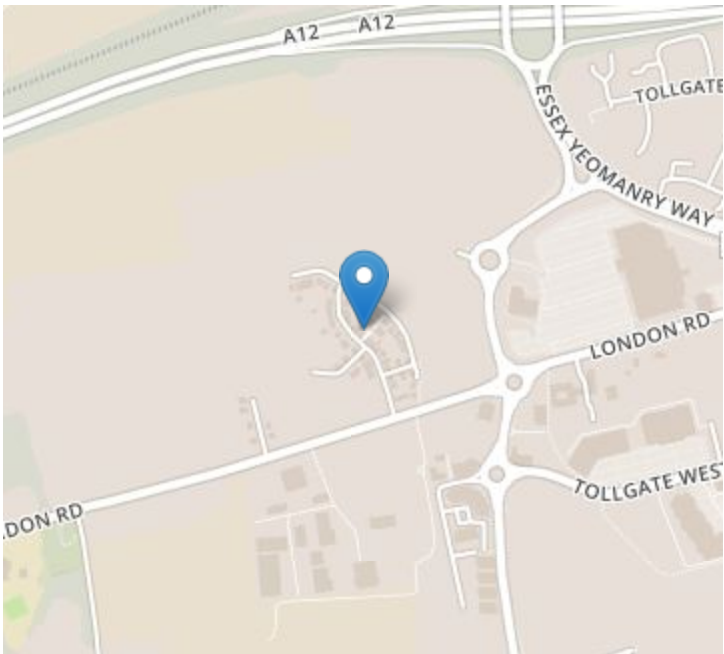
Property Details.

Floorplans

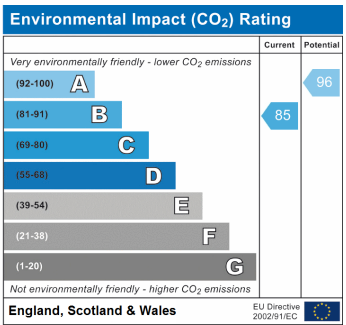
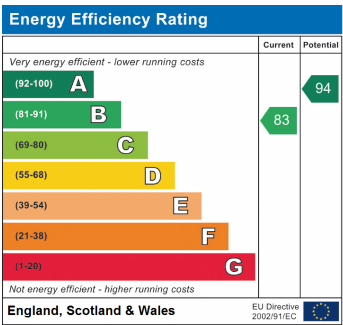


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.