



- A Well-Appointed Three Bedroom Detached Family Home
- Close To An Array Of Excellent Amenities, Tollgate Retail Park & School Choices
- Added Benefit Of A Downstairs Cloakroom
- Spacious Reception Room
- Focal Kitchen-Diner With Garden Views
- Three Well-Proportioned Bedrooms
- En-Suite Shower Room To Master Bedroom
- First Floor Family Bathroom Suite
- Private & Enclosed Rear Garden
- Off Road Parking

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

Guide Price £375,000 - £400,000 A well-appointed and beautifully presented example of a three bedroom detached family home, favourably positioned to the West of Colchester's city centre and within moments of the ever expanding Tollgate Retail Park - home to an array of stores, shops, restaurants, amenities and leisure facilities. Offered to market in excellent order, this stunning home is also in close proximity to Stanway Primary & Secondary School (subject to application), as well as Marks Tey Train Station, offering direct links to London Liverpool Street Station.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, understairs storage cupboard, radiator, doors and access to:

Downstairs Cloakroom

W.C, radiator, wash hand basin, UPVC window to front aspect

Reception Room



14' 2" x 11' 7" (4.32m x 3.53m) UPVC windows to front aspect, radiator, communication points

Kitchen-Diner



23' 2" x 9' 0" (7.06m x 2.74m) UPVC windows to side and rear aspect, UPVC french doors to rear aspect, a stylish fitted kitchen comprising of a range of base and eye level fitted units with quartz work surfaces over, tiled splash back, inset electric fan assisted oven and grill with inset hob over and extractor fan, space under counter for appliances, inset sink, drainer and taps over, space for further free standing appliances, cupboard housing wall mounted gas boiler, x2 radiators

First Floor

First Floor Landing

Stairs to ground floor, storage cupboard, access to:

Master Bedroom



12' 3" x 9' 7" (3.73m x 2.92m) UPVC windows to front and side aspect, radiator, door to:

En-Suite Shower Room



UPVC window to front aspect, shower cubicle, wash hand basin, W.C, radiator

Property Details.

Bedroom Two



11' 4" x 8' 2" (3.45m x 2.49m) UPVC window to rear and side aspect, radiator

Bedroom Three

9' 3" x 8' 1" (2.82m x 2.46m) UPVC window to rear aspect, radiator.

Family Bathroom



UPVC window to rear aspect, panel bath, 1/2 tiled walls, W.C, wash hand basin, radiator

Outside, Garden & Parking



Outside, this family home benefits from a private and enclosed rear garden, designed with busy lifestyles in mind and therefore predominately laid with artificial grass. An imposing contrasting pathway creates a boarder, with raised sleepers inclosing mature shrubs. Boundaries are formed by panel fencing and there is the added benefit of a garden shed and outdoor tap. Secure gated side access lead to a private driveway, housing off road parking for two vehicles.

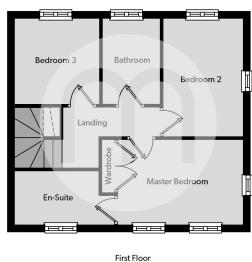
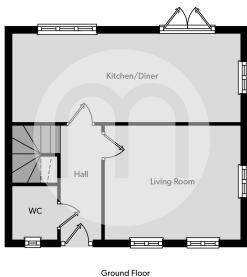
Agents Note

We advise all interested parties to confirm any applicable estate charges with their respective solicitor, at an early stage of their conveyance to prevent any discrepancy.

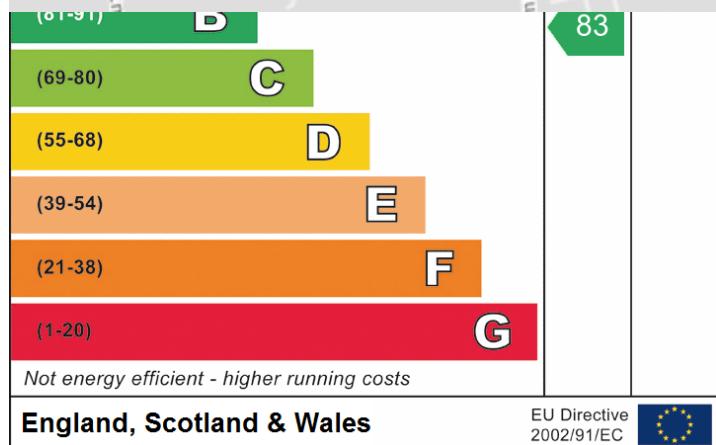
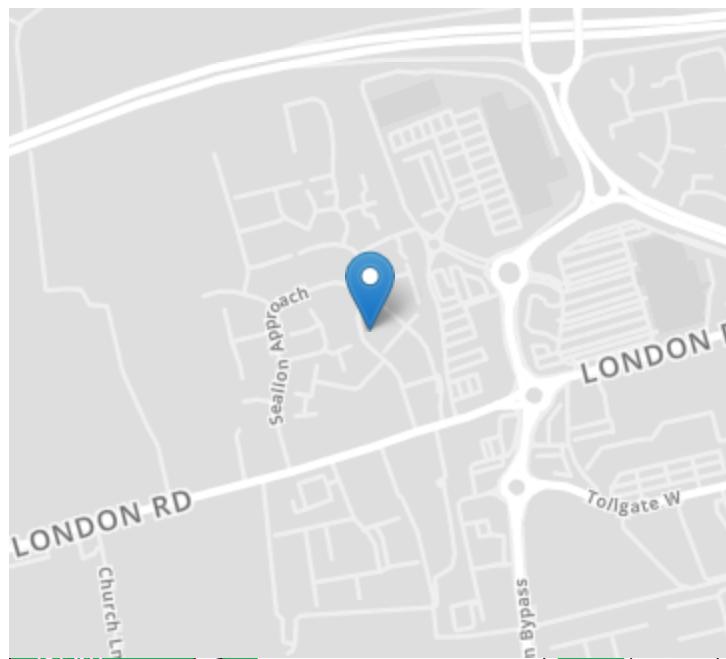
We have also been advised by our seller that 15sqm has been boarded throughout the loft and is accessible via a fitted ladder.

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.