



- Link-Terraced House
- Stunning Kitchen/Diner With Bi-Folds To The Rear Garden
- Three Double Bedrooms
- Family Bathroom, En-Suite Shower Room And Downstairs Cloakroom
- South/West Facing Rear Garden
- Car Port And Garage
- West Colchester (Stanway) Location

### 11 Nightingale Place, Stanway, Colchester, Essex. CO3 8WN.

A truly stunning example of a recently extended and upgraded contemporary three double bedroom house, located in the highly sought after area of Stanway to the west of Colchester. Offering excellent access to the A12, Tollgate Retail Parking and situated within excellent school catchment, this home makes an ideal purchase for any family. Having undergone recent improvements this exceptional home now offers some excellent open plan living space with high quality fittings throughout.





# Property Details.

## Ground Floor

### Entrance Hall

With tiled floor, stairs rising to first floor with storage under, doors to;

### WC

With tiled floor, wash hand basin, close coupled WC, radiator.

### Lounge



17' 6" x 11' 3" (5.33m x 3.43m) With UPVC double glazed window to front with fitted shutters, tiled flooring, radiator, feature gas fireplace, TV point, open to;

### Kitchen/Breakfast Room



17' 10" x 10' 8" (5.44m x 3.25m) With tiled flooring with heating under, a range of contemporary matching units with drawers and Quartz worktops over, inset sink and drainer, NEFF double oven and separate combination oven, tall fridge and freezer, larder cupboard, breakfast bar, open to;

## Dining Room (Orangery)



17' 0" x 16' 8" (5.18m x 5.08m) With UPVC double glazed bi-folding doors to rear, skylight, tiled floor with heating under, wall hung radiator.

## First Floor

### Landing

With airing cupboard, loft access, doors to;

### Bedroom One



14' 10" x 10' 4" (4.52m x 3.15m) With UPVC double glazed window to both aspects with fitted shutters, radiator, door to;

# Property Details.

## En-Suite



With UPVC double glazed obscure window, part tiled, wash hand vanity basin, heated towel rail, close coupled WC, shower cubicle.

## Bedroom Two



11' 3" x 9' 10" (3.43m x 3.00m) With UPVC double glazed window to rear with fitted shutters, radiator, two built in double wardrobes.

## Bedroom Three

12' 2" x 11' 3" (3.71m x 3.43m) With UPVC double glazed window to front with fitted shutters, built in double and single wardrobe, radiator.

## Bathroom



With UPVC double glazed window to rear with fitted shutter, tiled walls, heated towel rail, wash hand basin, close coupled WC, panelled bath with shower scree and shower over.

## Outside

### Rear Garden



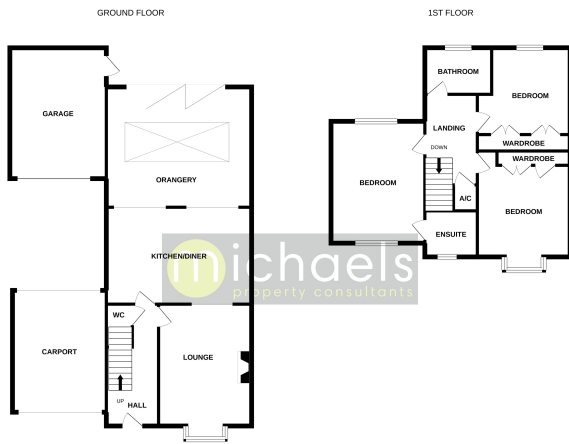
Outside, the garden has also been meticulously landscaped with maintenance free in mind and now offers a brilliant space with artificial grass and a separate paved area currently home to a hot tub. (please note this will not remain.)

### Garage, Car Port And Parking

The property comes with a garage which has an up and over door to front, single door to side and power and light. In front there is a car port and drive providing parking.

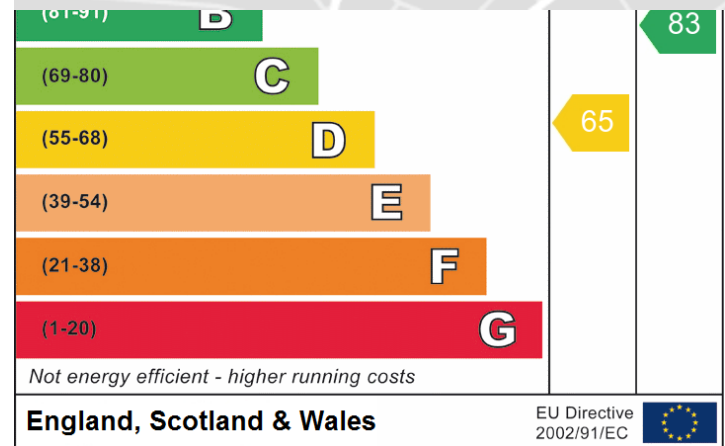
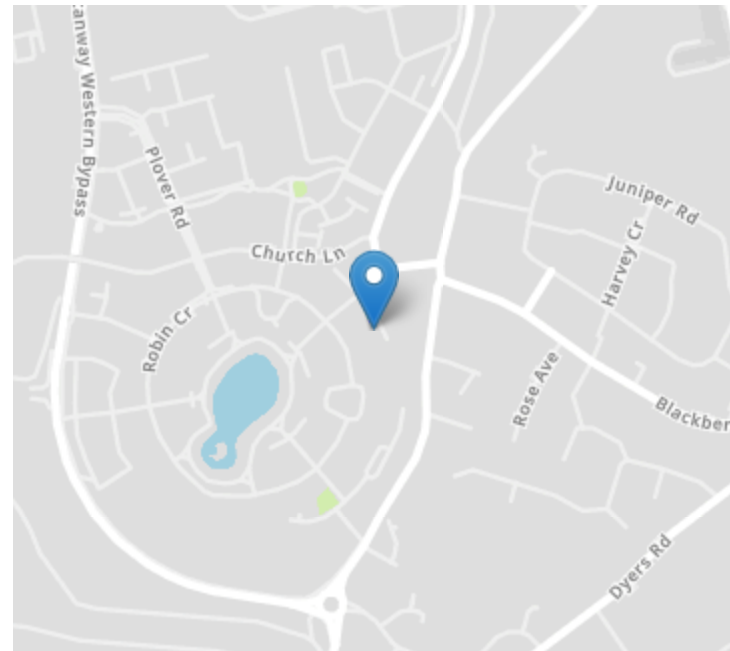
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the Property Consultant's measurements of this property, these are not a guarantee of accuracy and the Property Consultant is not responsible for any errors or omissions. The Property Consultant is not responsible for any errors or omissions. The Property Consultant is not responsible for any errors or omissions. The Property Consultant is not responsible for any errors or omissions.

## 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.