



- Residing In A Peaceful Neighbourhood In Stanway, West Colchester
- A Conventional Three Bedroom Semi-Detached Family Home
- Within Easy Access Of A Range Of Schooling & Amenities
- Ground Floor Cloakroom & Inset Storage
- Large Living Room With Imposing Patio Doors
- Kitchen-Diner With Integrated Appliances & Space For Additional
- Two Large Double Bedrooms & Sizeable Third Bedroom
- First Floor Four Piece Bathroom
- Well-Manicured & Maintained Rear Garden
- Added Luxury Of A Private Driveway & Garage

32 Lucy Close, Stanway, Colchester, Essex. CO3 0HZ.

****Guide Price £325,000 -£350,000**** Residing in a peaceful neighbourhood to the West of Colchester's city centre, in the ever popular district of Stanway, sits this excellent three bedroom semi-detached. Proving to be the ideal conventional family home, it is presented to market in excellent order and ready to be occupied without delay. Within striking distance of the ever expanding Tollgate Retail Park and therefore home; to an array of shops and stores, restaurants and coffee houses, useful amenities and more, it offers every necessity within walking distance. It is also within easy access of an array of preferable primary and secondary educational choices, with The Stanway Primary Secondary School close by.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, built in storage cupboard, additional storage cupboard with desk, power and light, doors and access to:

Ground Floor Cloakroom

Window to front aspect, radiator, W.C, wash hand basin, tiled splashbacks

Reception Room



18' 7" x 10' 10" (5.66m x 3.30m) Patio doors to rear aspect, radiator, feature electric fireplace, communication points, access to:

Kitchen-Diner



18' 11" x 7' 1" (5.77m x 2.16m) Patio doors to side aspect, window to rear aspect, a fitted kitchen comprising of; a range of base and eye level units with worksurfaces over, inset sink, drainer and taps over, tiled splash backs, drawers under, inset double oven, inset gas hob with extractor fan over, integrated dishwasher, space for further appliances/fridge/-freezer, space and plumbing for washing machine, radiator

First Floor

First Floor Landing

Loft access, radiator, airing cupboard, doors and access to:

Property Details.

Master Bedroom



14' 3" x 9' 10" (4.34m x 3.00m) Window to rear aspect, radiator

Family Bathroom



Window to front aspect, panelled corner bath, W.C, wash hand basin, corner shower cubicle, towel rail

Bedroom Two



14' 3" x 8' 0" (4.34m x 2.44m) Window to rear aspect, radiator, built in wardrobe

Bedroom Three



8' 4" x 8' 6" (2.54m x 2.59m) Window to front aspect, radiator, built in wardrobe

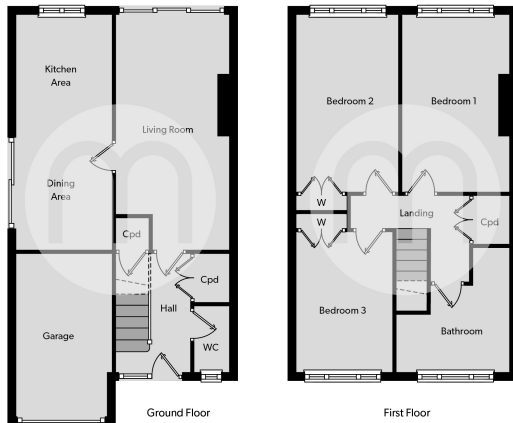
Outside, Garden, Garage & Parking



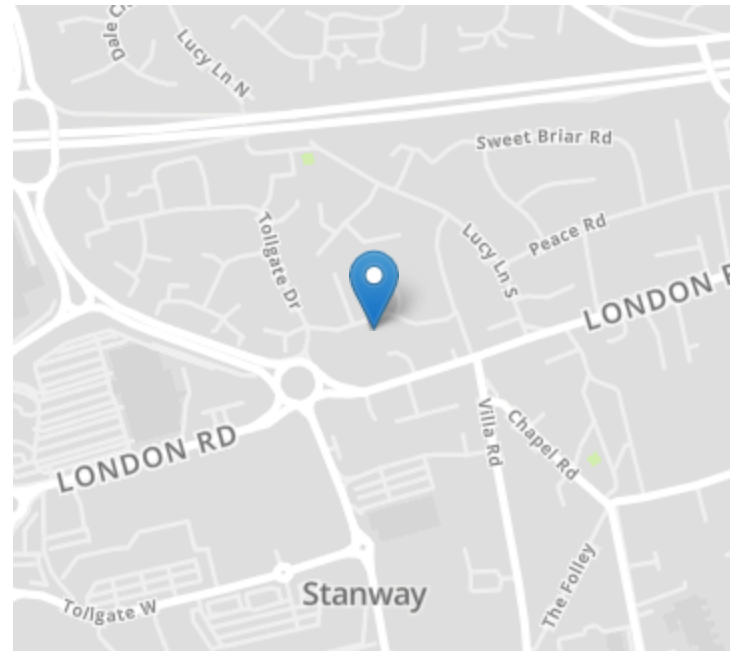
Outside, this family home is further enhanced with a mature and private enclosed rear garden. An expansive patio area proves to be the ideal place for outdoor seating and dining furniture, offering the perfect place for peaceful reflection. The remainder of the garden is predominately laid to lawn and is also surrounded by an array of mature trees, hedges, shrubs and plants. Boundaries are formed by panel fencing, with secure gated side access leading to a private driveway, to the front of the property. This property also benefits from the added luxury of a garage, accessible via an up-and-over door.

Property Details.

Floorplans



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.