



- Impressive Three Bedroom Detached Family Home
- Positioned In Stanway, To The West Of Colchester
- Close To Excellent Schooling
- Three Well Proportioned Bedrooms
- Family Bathroom Suite
- Two Reception Rooms
- Modern Fitted Kitchen With Space For Appliances
- Large Plot & Generous Gardens
- Garage

2 Grymes Dyke Way, Stanway, Colchester, Essex. CO3 0QT.

Guide Price £425,000 - £450,000 *VIRTUAL TOUR AVAILABLE - PLEASE SEE RIGHTMOVE TAB* Positioned favourably to the West of Colchester and set within the ever popular area of Stanway, close to Stanway Green, is this spacious detached family home. Within close proximity to an array of excellent comprehensive schooling and within catchment of Stanway Secondary School, as well as providing unrestricted access to the ever improving/expanding Tollgate Retail Park and A12 with links to Marks Tey Train Station, it makes the ideal family home.



Property Details.

Ground Floor

Entrance Hallway

UPVC entrance door to front aspect, radiator, stairs to first floor, further internal doors to:

Downstairs Cloakroom

UPVC window to rear aspect, wash hand basin, W.C, vinyl flooring, part tiled walls

Living Room



UPVC window to front aspect, exposed brick chimney breast with feature gas fireplace, television ariel point, radiator, archway to:

Dining Room



UPVC french doors to rear aspect, radiator, further door to:

Kitchen



Modern fitted kitchen comprising of an array of modern fitted units with work surfaces over, inset stainless steel sink, with drainer and taps over, inset gas ring hob with extractor fan over, inset electric fan assisted oven and grill, vinyl flooring, UPVC door providing side access, space under counter for washing machine & dishwasher, wall mounted heater

First Floor

First Floor Landing

UPVC window to side aspect, stairs to ground floor, further doors to:

Master Bedroom



UPVC window to front aspect, built in wardrobe, radiator

Property Details.

Bedroom Two



UPVC window to rear aspect, built in wardrobe, radiator

Bedroom Three



UPVC window to front aspect, storage cupboard, radiator, laminate flooring

Family Bathroom



UPVC windows to side and rear aspect, tiled wall finish, panel bath with shower over and curtain, vanity wash hand basin, W.C, chrome wall mounted towel rail

Outside

Outside, Garden & Parking



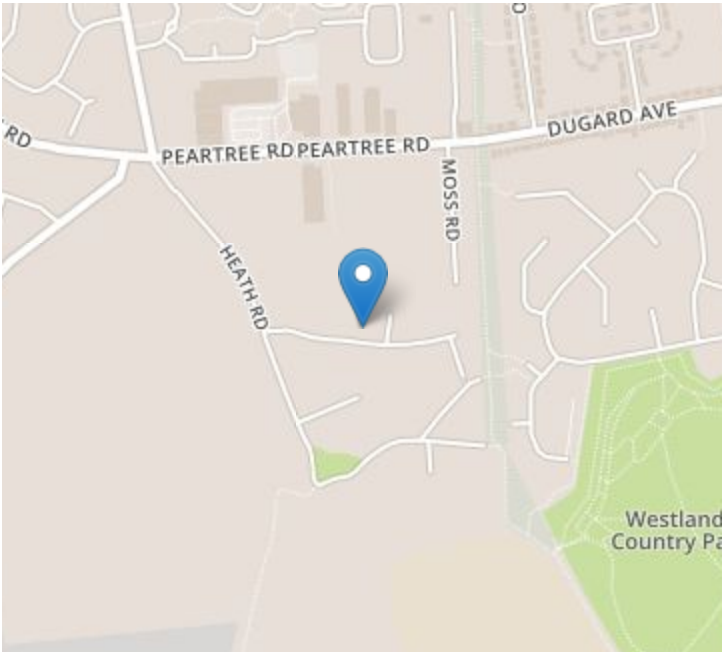
As previously mentioned, this property occupies an impressive plot and features brilliant frontage. The front garden features a large area laid to lawn, with a concrete pathway leading to the front door and enclosed by a handsome brick wall and panel fencing. The rear garden is also predominantly laid to lawn and can be accessed via a side gate and UPVC french doors from the dining room. The garden commences with a sizable patio area, ideal for an outdoor dining and seating area. There is also a small section cornered off to the rear of the garden, enclosed by trellis fencing and houses slate chippings. This area is currently home to an additional seating area.

This property benefits from two driveways, suitable for multiple vehicles for both the homeowners and their visitors alike. There is also the added benefit of a garage with power.

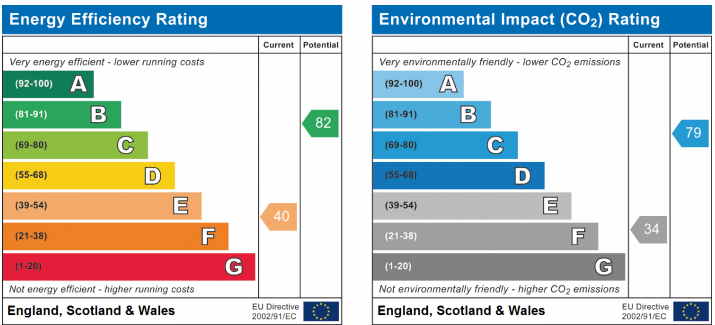
Property Details.

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.