



- Detached House
- Three Well Proportioned Bedrooms
- Newly Built Home
- Presented To The Highest Standards Throughout
- Double Aspect Living Room
- Open Plan Kitchen-Diner
- Utility Room And Cloakroom
- Family Bathroom And En-Suite Shower Room
- Generous Rear Garden
- Parking For Two Cars

4 Sealion Approach, Stanway, Colchester, Essex. CO3 8AR.

A truly stunning example of an exceptionally well presented, recently constructed three bedroom detached house, conveniently positioned within this popular new development within 'Stanway' with excellent access to Tollgate Retail and Business Park, a national supermarket, excellent schooling and brilliant access to the A12 and Colchester Town Centre. This superb home is presented to the highest of standards throughout and is offered to the market in 'move in' ready condition. The internal accommodation comprises of an entrance hall which leads to a double aspect living room, an open plan kitchen/diner offering a range of units, appliances and a breakfast bar.



Property Details.

Ground Floor

Entrance Hall

With tiled floor, stairs to first floor, doors to;

Living Room



17' 10" x 9' 11" (5.44m x 3.02m) With UPVC window to front, French doors to rear, radiator, wood effect flooring, TV point.

WC

With enclosed cistern WC, wash hand basin, tiled splashback.

Kitchen/Diner



17' 10" x 10' 0" (5.44m x 3.05m) With UPVC window to front, French door to rear, tiled floor, a contemporary fitted kitchen offering a range of matching eye level and base units with integrated appliances, inset sink and drainer, in-built oven with hob and extractor hood over, door to;

Utility Room



6' 3" x 4' 10" (1.91m x 1.47m) With UPVC window to rear, radiator, tiled flooring, base units with worktops over, space for washing machine.

First Floor

Landing

With UPVC window to rear, cupboard, doors to;

Bedroom One



15' 7" x 11' 2" (4.75m x 3.40m) With UPVC window to front, radiator.

Property Details.

En-Suite



With UPVC window to front, heated towel rail, tiled walls, enclosed cistern WC, wash hand basin, walk in shower cubicle.

Bathroom



With UPVC window to rear, wash hand basin, enclosed cistern WC, panelled bath, part tiled walls.

Bedroom Two



11' 2" x 10' 2" (3.40m x 3.10m) With UPVC window to front, radiator, built in cupboard.

Outside

Rear Garden



Outside, the owners meticulous attention detail continues with the property enjoying a landscaped rear garden. Adjacent to the home is the driveway which provides off road parking for two cars.

Bedroom Three



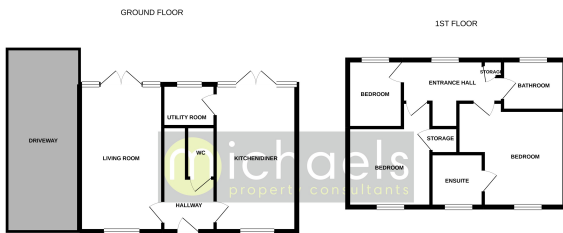
8' 6" x 6' 11" (2.59m x 2.11m) With UPVC window to rear, radiator.

Section 21

Please note the owners of this property are a relative of an employee of the Michaels Property Group.

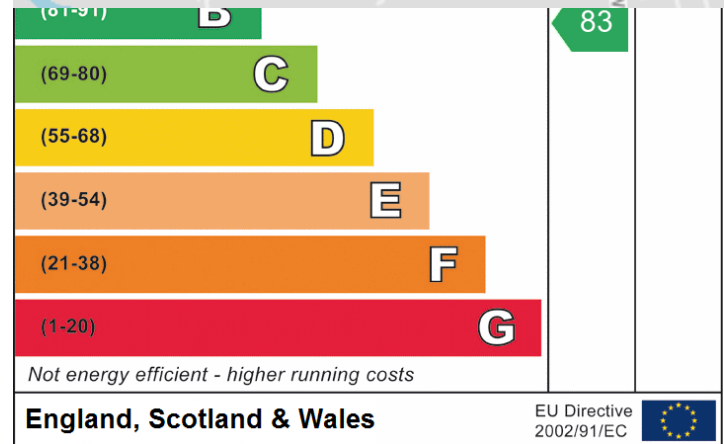
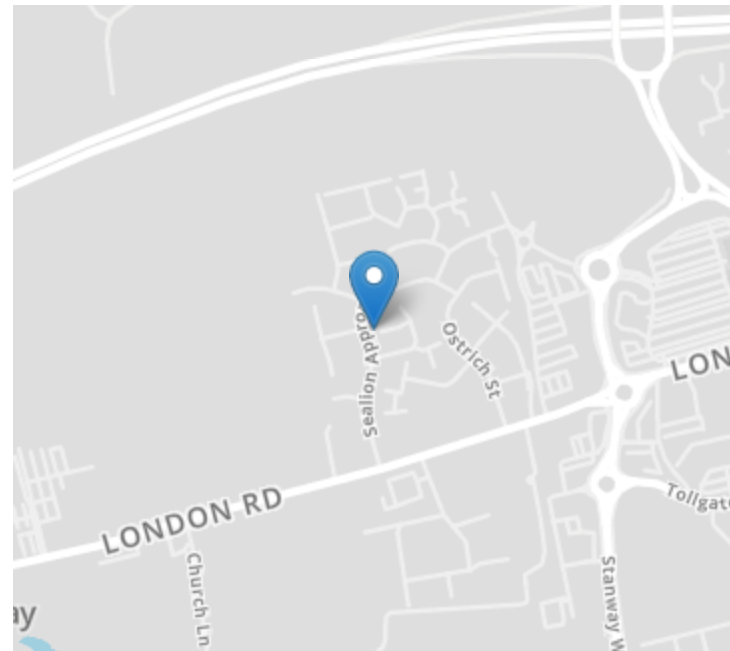
Property Details.

Floorplans



These floor plans have been made for general information only. They are not intended to be used as a guide for any specific purpose. The seller, agent and any other person who has provided these floor plans does not guarantee the accuracy of the information contained in them. The seller, agent and any other person who has provided these floor plans does not guarantee the accuracy of the information contained in them. The seller, agent and any other person who has provided these floor plans does not guarantee the accuracy of the information contained in them.

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.