



- Beautifully Presented And Modernised Throughout
- Living Room With Feature Fire Place
- High Specification Kitchen/Diner With Granite Work Tops
- Playroom/Garden Room
- Three Sizeable Bedrooms
- Modern Family Bathroom
- Garage and Very Generous Private Driveway
- Private Rear Garden

### 6 Valley Close, Stanway, Colchester, Essex. CO3 0QU.

This beautifully presented and recently refurbished three bedroom semi-detached house is situated in the ever popular Stanway district of Colchester offering a wealth of amenities, fantastic primary and secondary schools and easy A12 access. Internally the property comprises of entrance porch, hall way with double doors leading to the stunning living room, spacious kitchen/dining room finished to a high standard with granite work tops and an attractive island, opening onto the playroom with windows overlooking the garden. The first floor offers three sizeable bedrooms and a modern fitted family bathroom. Externally there is a garage with power and light connected, a private low maintenance rear garden.





# Property Details.

## Ground Floor

### Entrance Porch

Entrance door, stairs rising to first floor, radiator, double doors leading to;

### Living Room



13' 7" x 12' 11" (4.14m x 3.94m) Double glazed window to front aspect, feature fire place, T.V and phone points, radiator, opening on to kitchen/dining area, wood effect flooring.

### Kitchen/Diner



16' 7" x 10' 4" (5.05m x 3.15m) Double glazed window to side aspect, UPVC door leading to the rear garden, a range of wall and base units over an area of granite work tops and matching island, inset sink and drainer unit, integrated fridge freezer, integrated dishwasher, inset double electric hot point oven, four ring gas hob and extractor hood over, wood effect flooring, opening to the garden room/play room.

## Garden Room/Play Room



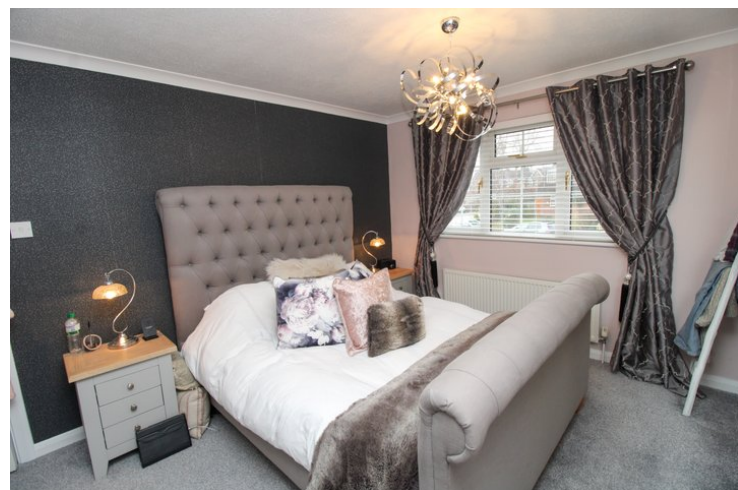
9' 4" x 8' 5" (2.84m x 2.57m) Brick base with UPVC windows to side and rear aspect, radiator, wood effect flooring.

## First Floor

### Landing

Double glazed window to side aspect, loft access, doors leading to;

### Bedroom One



13' 5" x 9' 10" (4.09m x 3.00m) Double glazed window to front aspect, radiator.

# Property Details.

## Bedroom Two



10' 10" x 9' 10" (3.30m x 3.00m) Double glazed window to rear aspect, radiator.

## Bedroom Three

10' 3" x 6' 6" (3.12m x 1.98m) Double glazed window to front aspect, airing cupboard, radiator.

## Family Bathroom



Frosted double glazed window to rear aspect, low level WC, wash hand basin, panel bath with mixer taps and shower over, fully tiled walls, radiator.

## Garage

Up and over door, power and light connected, wall mounted boiler, plumbing for a washing machine, door leading to the rear garden.

## Outside



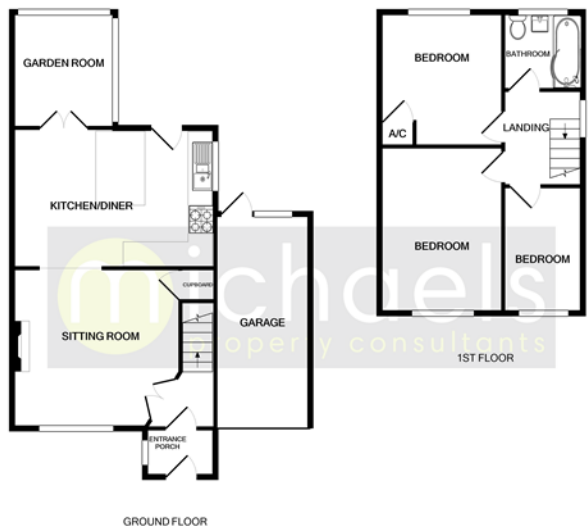
To the front of the property there is a very generous paved driveway providing off road parking for four to five cars comfortably.

The low maintenance rear garden is mainly laid to lawn with a patio area, garden tap, shed to remain and is fully enclosed by panel fencing.



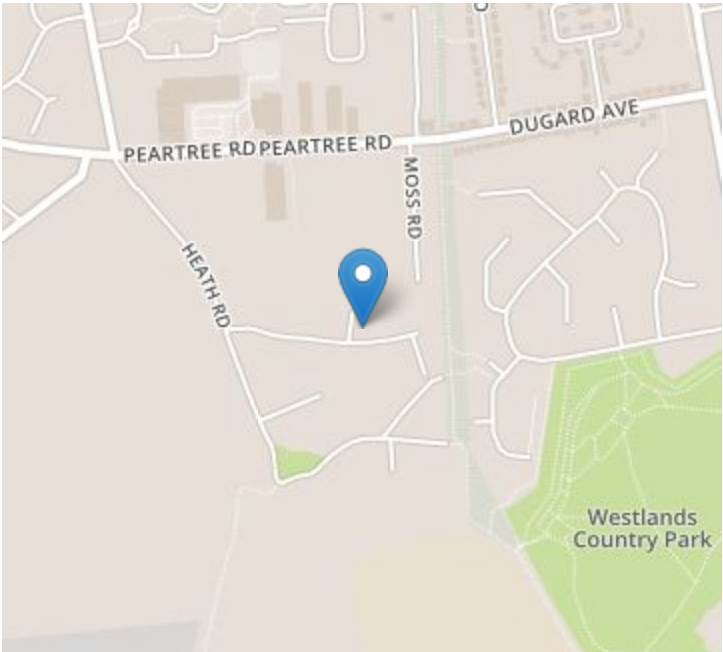
# Property Details.

## Floorplans

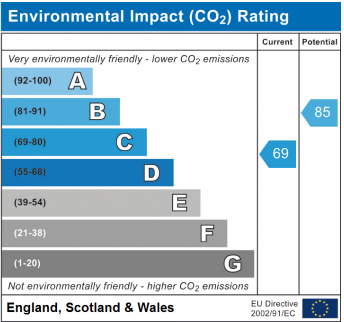
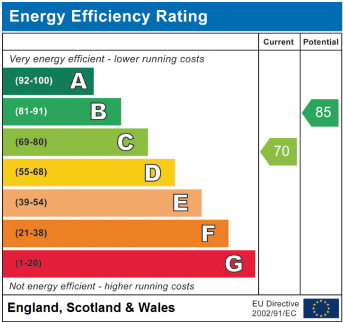


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.