



- Exceptional Three/Four Bedroom Town House
- West Colchester Location - Close To An Array Of Shops, Amenities, Schooling & Transport Links
- Versatile Town House Living
- First Floor Living Room/Additional Bedroom
- Focal Kitchen/Dining/Family Room
- Four Exceptional Double Bedrooms (Dependent On Use Of Living Room)
- First Floor Bathroom
- Second Floor Shower Room
- Private & Enclosed Rear Garden With Pergola
- Allocated Parking Under Car Port For Two Vehicles In Tandem

## 14 Laurence Byrne Avenue, Stanway, Colchester, Essex. CO3 0AX.

Residing to the West of Colchester sits this excellent three/four bedroom town house, offering versatile living to a high standard and complete with modern fittings throughout. Within easy access to the ever-expanding Tollgate & Stane Retail Park it offers an array of useful amenities, shops, restaurants and stores nearby. Stanway also offers a fantastic selection of educational choices, primary & secondary schooling, whilst also being well-connected to Colchester's vibrant and historic city centre. All considered, it makes the ideal family home.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, window to side aspect, doors and access to:

### Cloakroom

W.C, radiator, pedestal wash hand basin, 1/2 tiled walls

### Kitchen/Dining/Family Room



Kitchen - 13' 2" x 8' 4" (4.01m x 2.54m) Window to front aspect, an array of base and eye level fitted units with work surfaces over, inset sink, drainer and mixer tap over, under-counter lighting, inset gas hob with extractor fan over, double oven and grill, fridge/freezer, kickboard lighting, concealed boiler, radiator, opening to:

Dining/Family Area - 15' 3" x 12' 2" (4.65m x 3.71m) Radiator, pendant lights (subject to negotiation), window to rear aspect, patio doors to rear aspect (leading to rear garden), under-stairs storage cupboard

## First Floor

### Landing (1)

Stairs to ground floor and second floor, radiator, doors and access to:

### Bedroom Three

15' 3" x 11' 6" (4.65m x 3.51m) Windows to rear aspect, radiator

### Reception Room/Bedroom Four



15' 3" x 12' 2" (4.65m x 3.71m) Window to front aspect and patio doors (Juliet balcony), radiator, window to side aspect

### Bathroom



1/2 Tiled walls, pedestal wash hand basin, W.C, panel bath with shower hose attachment, radiator

## Second Floor

### Landing

Airing cupboard, access and doors to:

# Property Details.

## Master Bedroom



15' 3" x 12' 2" (4.65m x 3.71m) Windows to rear aspect, radiator, wall-to-wall wardrobes

## Shower Room



W.C., wash hand basin, shower cubicle, 1/2 tiled walls, radiator

## Bedroom Two

15' 3" x 11' 6" (4.65m x 3.51m) Windows to front aspect, radiator

## Outside, Garden & Parking



Outside, its owners will get to enjoy a private and enclosed rear garden, commencing with a patio and central area laid to lawn. A raised area is home to a timber pergola, providing the ideal space for seating and peaceful reflection. Boundaries are formed by a handsome brick wall and panel fencing, whilst secure gated side access leads to a communal parking area to the rear. Parking can be found under a car port, for two vehicles in tandem style and further parking is accessible on road without restriction.

## Additional Information

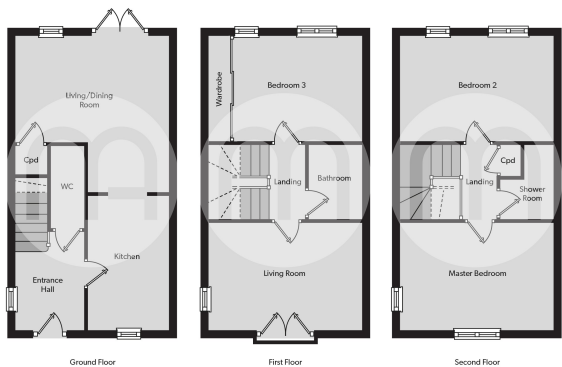
Please be advised that bedroom three and bedroom two were unable to be photographed at the time of visit but are both in good order and of very comfortable double size.

There is an annual estate charge payable of approximately £335.40p per annum, payable to First Port. This information has been provided in good faith by our vendor(s) to the best of their ability and we ask that all interested parties confirm this information with their legal representative at an early stage of their conveyance to prevent any discrepancy.

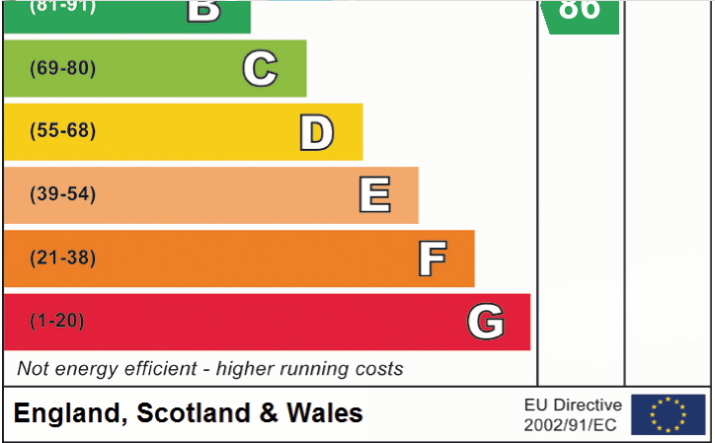
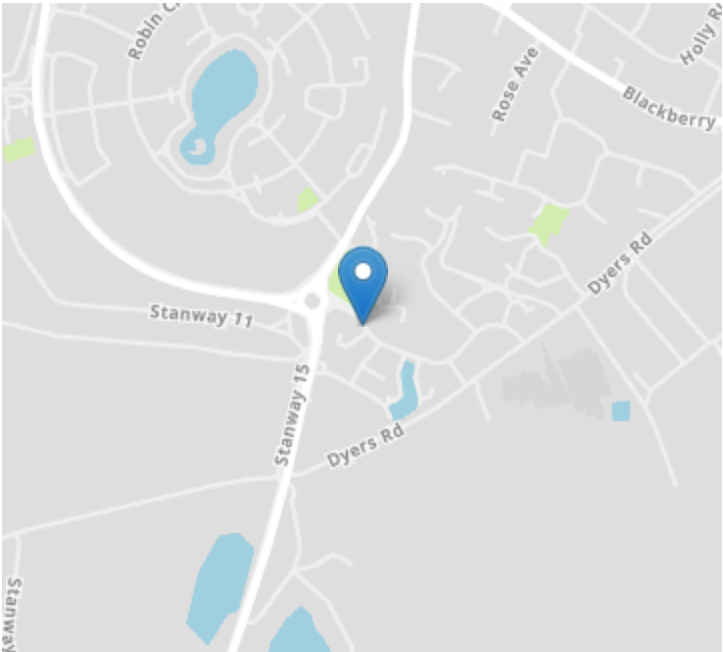


# Property Details.

## Floorplans



## 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.