



- Detached Family Home
- Three Well Proportioned Bedrooms
- Generous Living Room Open To Dining Area
- Kitchen/Breakfast Room With Sun Room Featuring Velux Windows And Two Sets Of French Doors
- Modern Family Bathroom Suite
- Private Secure Rear Garden
- Garage And Parking For Three/Four Cars

2 Shepherds Croft, Stanway, Colchester, Essex. CO3 0YQ.

A superb opportunity to purchase this extended three bedroom detached family house, located in the highly sought after area of Stanway to west of Colchester. Offering brilliant access to a range of local amenities to include a selection of brilliant eateries and shops at Tollgate Retail Park, excellent infant and primary schooling, easy access to the A12 and Colchester Town Centre and Train Station.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor with cupboard under housing water softener and storage, doors to;

WC

With UPVC double glazed window to front, close couple WC, wash hand basin.

Living Room



14' 3" x 11' 0" (4.34m x 3.35m) With UPVC double glazed window to front, radiator, TV point, open to;

Dining Room

9' 7" x 9' 1" (2.92m x 2.77m) With double doors to sun room.

Kitchen/Breakfast Room



19' 8" x 8' 1" (5.99m x 2.46m) With UPVC double glazed window to side, door to side, tiled floor, a range of matching eye level and base units with worktops and tiled splashbacks, breakfast bar, double in built oven, gas hob with extractor hood over, open to;

Sun Room

16' 6" x 8' 9" (5.03m x 2.67m) With two sets of UPVC French doors to rear, two Velux windows, TV point.

First Floor

Landing

With UPVC double glazed window to side, airing cupboard, doors to;

Bedroom One



13' 3" x 11' 5" (4.04m x 3.48m) With UPVC double glazed window to front, radiator, built in wardrobes.

Bedroom Two



11' 6" x 8' 7" (3.51m x 2.62m) With UPVC double glazed window to rear, radiator, built in wardrobe.

Property Details.

Bedroom Three



11' 4" x 7' 9" (3.45m x 2.36m) With UPVC double glazed window to front, radiator, built in cupboard.

Bathroom



With UPVC double glazed obscure window to rear, wash hand vanity basin with enclosed cistern WC, heated towel rail.

Outside

Rear Garden



To the rear of the property there is a generous private and secured rear garden which offers a large patio area suitable for outdoor furniture, leading to a large lawn with a garden shed. Enclosed by panel fencing and hedgerow.

Driveway

Providing off road parking for three cars to the side and further car to the front.

Garage

With up and over door to front, power and light.

