

# £395,000



- 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"  $\times$  11' 0" (4.34m  $\times$  3.35m) With UPVC double glazed window to front, radiator, TV point, open to;

# **Dining Room**

 $9^{\circ}$  7" x  $9^{\circ}$  1" (2.92m x 2.77m) With double doors to sun room.

#### Kitchen/Breakfast Room



19' 8"  $\times$  8' 1" (5.99m  $\times$  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

 $16' 6" \times 8' 9" (5.03m \times 2.67m)$  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"  $\times$  7' 9" (3.45m  $\times$  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

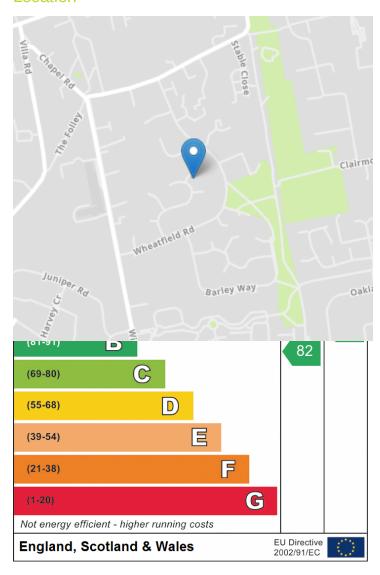
With up and over door to front, power and light.

# 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.

