



4 Pearmain Way, Stanway, Colchester, Essex. CO3 0NP

£300,000
Freehold

PROPERTY DESCRIPTION

****GUIDE PRICE £300,000 TO £325,000****

Located to the west of Colchester, in the popular location of Stanway, is this extended three bedroom family home which is in need of modernisation. Location here is ideal for access to a range of facilities including primary schools and Stanway Secondary School, as well as good access to the A12 and Tollgate retail park which offers a range of shops and restaurants.

The accommodation comprises of; entrance hall with stairs to the first floor and access to a handy room, ideal for shoes and coat storage and separate W.C. The spacious lounge with feature fireplace is a good size, from here step through the double doors which open through to the separate dining room. There is a door from here which then leads you through to the kitchen. The dining room offers an excellent space with the kitchen having a range of eye and base level units, work surfaces and integrated appliances. Also on this floor is a cloakroom.

To the first floor are three well proportioned double bedrooms, as well as the family bathroom and separate W.C all accessed from the landing.

Externally, to the front of this home is a driveway providing off road parking and leads to a detached garage with up and over door and a low maintenance garden, fully enclosed.

ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hallway

Boot Room

2.19m x 0.92m (7' 2" x 3' 0")

W.C.

2.19m x 0.96m (7' 2" x 3' 2")

Lounge

4.24m x 3.28m (13' 11" x 10' 9")

Dining Room

3.14m x 2.55m (10' 4" x 8' 4")

Kitchen

2.50m x 2.50m (8' 2" x 8' 2")

FIRST FLOOR

Landing

Principal Bedroom

3.97m x 2.92m (13' 0" x 9' 7")

Second Bedroom

5.36m x 2.21m (17' 7" x 7' 3")

Bedroom Three

3.45m x 2.71m (11' 4" x 8' 11")

Family Bathroom

1.68m x 1.58m (5' 6" x 5' 2")

W.C.

1.69m x 0.80m (5' 7" x 2' 7")

FIRST FLOOR

Landing

Principal Bedroom

3.97m x 2.92m (13' 0" x 9' 7")

Second Bedroom

5.36m x 2.21m (17' 7" x 7' 3")

Third Bedroom

3.45m x 2.71m (11' 4" x 8' 11")

Bathroom

1.68m x 1.58m (5' 6" x 5' 2")

W.C.

1.69m x 0.80m (5' 7" x 2' 7")

Disclaimer

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Agents Note

Council tax band: D

GROUND FLOOR

1ST FLOOR

