



- Sought After Stanway Location
- Beautifully Extended End Of Terrace Home
- Three Sizeable Bedrooms
- Spacious Living Room
- Stunning Kitchen/Family/Dining Room
- Utility Room & Cloak Room
- Modern Family Bathroom
- Garage and Driveway
- Spacious Rear Garden

**15 Darina Court, Dale Close, Stanway, Essex. CO3 0FL.**

This beautifully presented family home is located to the West of Colchester in the highly sought after Stanway area, offering very good access to the A12, fantastic school catchments, well served bus routes and an array of amenities as well the popular Tollgate Centre. This tastefully extended home comprises of spacious living room, stunning and finished to a high standard kitchen/family room, utility room and cloak room to complete the ground floor. The first floor offers three sizeable bedrooms, master with built in dressing area and modern fitted family bathroom.



# Property Details.

## Ground Floor

### Living Room



13' 9" x 12' 7" (4.19m x 3.84m) Entrance door and UPVC window to front aspect, stairs to first floor, TV point engineered wood flooring, radiator, metre cupboard. door leading to;

### Kitchen/Family Room



12' 6" x 18' 2" (3.81m x 5.54m) UPVC window to rear aspect and patio doors to garden, a range of base and eye level units with laminate work surfaces over, inset sink unit with tap and drainer, two electric ovens, four ring gas hob with chrome extractor hood over, integrated fridge/freezer, engineered wood flooring, two radiators, spotlights, door leading to utility area.

### Utility Room

8' 9" x 4' 6" (2.67m x 1.37m) Plumbing for a washing machine, space for tumble dryer, wall mounted combi boiler, radiator.

### Cloak Room

Low level WC, pedestal wash hand basin.

## First Floor

### Landing

Loft access, doors leading to;

### Bedroom One



19' 0" x 8' 5" (5.79m x 2.57m) UPVC window to front aspect, loft hatch, built in dressing area, radiator.

### Bedroom Two



12' 7" x 6' 6" (3.84m x 1.98m) UPVC window to front aspect, storage cupboard, radiator, spotlights.

# Property Details.

## Bedroom Three



12' 7" x 6' 6" (3.84m x 1.98m) UPVC window to rear aspect, radiator, spot lighting.

## Family Bathroom



UPVC window to side aspect, low level WC, wash hand basin, panel bath with mixer taps and power shower over, chrome heated towel rail, fully tiled walls.

## Garage

Up and over door, power & light connected.

## Outside



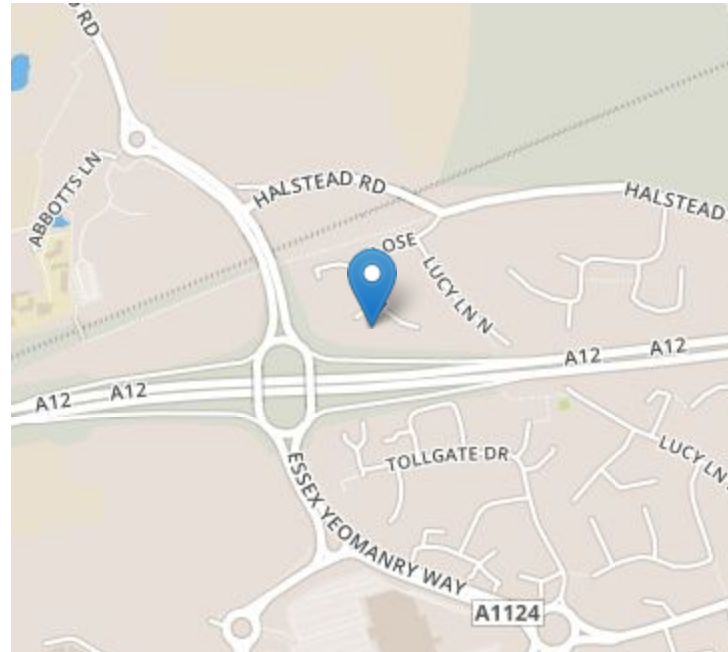
The generous rear garden comprises of slate patio area, landscaped lawn, bark area, gated side access, garden tap, fully enclosed by panel fencing.

To the front there is a private driveway and communal gardens. Please note there is a maintenance charge of approx £200 per annum for the up keep of the communal gardens.

# Property Details.

## Floorplans

## 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.