



- An Aesthetically Pleasing Triple Fronted Detached House
- Three Generous Bedrooms
- Large Wrap Around Rear Garden & Added Benefit Of A Garage
- Well-Proportioned Living Room
- Dining Room
- Fitted Kitchen With Space For Appliances
- Downstairs Cloakroom
- Tiled Family Bathroom Suite & En-Suite Shower Room To Master Bedroom
- Off Road Parking On A Private Driveway
- Offered To Market With No Onward Chain

## 5 Hedgerows, Stanway, Colchester, Essex. CO3 0GJ.

'Portobello' aesthetically pleasing and beautifully presented example of a spacious three bedroom detached family home, favourably positioned to the West of Colchester in the ever popular district of Stanway. This home is positioned a stones throw of Stanway Primary & Secondary School, as well as a short drive to the ever expanding Tollgate/Stane Retail Park - home to a Sainsburys Superstore, Marks & Spencer's department store, further shops, amenities, restaurants and leisure facilities. Offered to market with the added benefit of no onward chain and showcased in first class order, this home is ready to be occupied without delay.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, radiator, under-stairs storage cupboard, wood effect flooring, stairs to first floor, access to:

### Downstairs Cloakroom

Window to rear aspect, pedestal wash hand basin, radiator, W.C

### Dining Room



10' 6" x 8' 1" (3.20m x 2.46m) Window to front aspect, radiator, wood effect flooring

### Reception Room



16' 2" x 10' 6" (4.93m x 3.20m) Window to front aspect, patio doors to rear aspect, wood effect flooring, x2 radiators, communication points, feature fireplace

## Kitchen



10' 5" x 7' 9" (3.17m x 2.36m) A fitted kitchen comprising a range of fitted base and eye level units with work surfaces over, space for fridge/freezer & dishwasher/further appliance, inset electric oven with gas hob over with extractor fan over, tiled splash back, radiator, window to rear aspect, door to rear garden

## First Floor

### First Floor Landing

Window to rear aspect, radiator, loft access above, access to:

### Master Bedroom



13' 11" x 11' 2" (4.24m x 3.40m) Window to front aspect, radiator, access to:

# Property Details.

## En-Suite Shower Room



Window to rear aspect, shower cubicle, pedestal wash hand basin, W.C, tiled walls, radiator, extractor fan

## Family Bathroom



Window to rear aspect, panel bath with shower attachment over, W.C, pedestal wash hand basin, half tiled walls, radiator

## Bedroom Two



10' 8" x 10' 5" (3.25m x 3.17m) Window to front aspect, radiator, over stairs storage cupboard

## Outside, Garden, Garage & Parking



Outside, this home benefits from a large and private enclosed garden, of a wrap-around design and is maintained to the highest of standards by its owner. A large patio area proves to be the ideal place for an outdoor dining table and chairs, with the remainder predominately laid to lawn. An array of plants, hedges, trees and shrubs are featured throughout, with boundaries formed by a handsome brick wall. A detached garage provides a wealth of additional storage, with off road parking available for two vehicles in front. Further parking is easily accessible on road for both residents and visitors alike.

Please note the garage benefits from full power and light, as well as plumbing for a washing machine.

## Bedroom Three



8' 1" x 7' 6" (2.46m x 2.29m) Window to rear aspect, radiator



