

**Beresfords** | Est 1968



Beresfords

**Asking Price £425,000**

**Freehold | 4 Bed | 2 Bath | House | Detached | Council Tax Band E | EPC To be confirmed | Ref NBC261018**

## Dale Close Stanway CO3 0FG

Situated in the heart of Stanway, this executive four bedroom detached home offers spacious family living with a modern kitchen / dining room, utility room, converted home office, private garden and driveway. Ideally located close to excellent schools, transport links and local amenities and offered to the market with no onward chain.

- No onward chain
- Executive four bedroom detached family home
- Spacious dual-aspect living room
- Kitchen / dining room and separate utility room
- Principal bedroom with fitted wardrobes and en-suite
- Modern family bathroom
- Enclosed rear garden with lawn and generous patio
- Converted garage creating a versatile home office
- Private driveway providing convenient off-road parking
- Ideally located close to excellent schools, A12/A120, Marks Tey station and Tollgate Retail Park



Scan the QR code for full details and key information on this property.





## Beresfords - Colchester Sales

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### Room Dimensions

#### Ground Floor

##### Entrance Hall

**Cloakroom** 4'9" x 3'7" (1.45m x 1.1m)

**Living Room** 15'7" x 14'6" (4.75m x 4.42m)

##### Kitchen / Dining Room

**Utility Room** 8'4" x 4'1" (2.54m x 1.24m)

#### First Floor

**Principal Bedroom** 17'1" x 8'4" (5.2m x 2.54m)

**En-suite** 5'6" x 4'1" (1.68m x 1.24m)

**Bedroom Two** 12'8" x 9' (3.86m x 2.74m)

**Bedroom Three** 11'7" x 9'6" (3.53m x 2.9m)

**Bedroom Four** 11'1" x 9'2" (3.38m x 2.8m))

**Bathroom** 7' x 6'2" (2.13m x 1.88m)

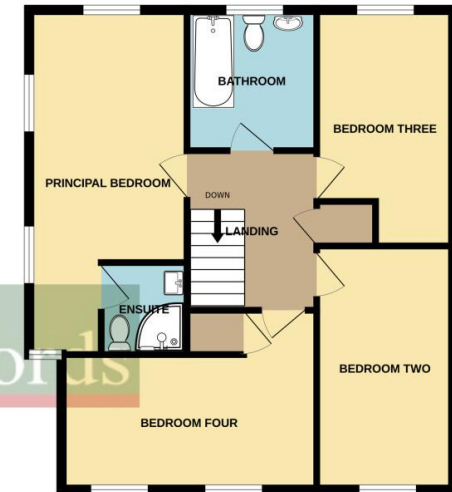
#### External Features

**Garden Office** 11'5" x 7'9" (3.48m x 2.36m)

GROUND FLOOR



1ST FLOOR



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**(EPC AWAITED)**

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