Fenn Wright

THE HOME OF PROPERTY



15 Finch Road, Stanway, Colchester, Essex, CO3 8DF

Guide Price: £525,000 - £550,000 Subject to Contract Freehold

An exceptional five/six bedroom detached family home in a popular residential location close to Lakelands Primary School and Stanway Secondary School, offered to a particularly high standard with fabulous living space, landscaped gardens, garage and parking.

- Outstanding Detached Family Home
- Five/Six Bedrooms
- Kitchen/Family Room
- Utility Room
- Good Size Lounge
- Three Bathrooms
- Accommodation Over Three Floors
- Garage & Parking
- Landscaped Rear Garden
- Close to Popular Primary & Secondary Schooling

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An exceptional five/six bedroom detached family home in a sought after residential location close to Lakelands Primary School and Stanway Secondary School offering fabulous living space and landscaped gardens, garage and parking.

Double glazed entrance door leads to an entrance hall with stairs to the first floor, understairs storage cupboard and further storage cupboard, and gives access to a ground floor cloakroom comprising hand basin, WC and chrome heated towel rail.

Double doors from the hallway lead to the lounge to the right which has double glazed French doors and windows leading to the rear garden and patio terrace with double glazed window to the front.

The kitchen/family room is located to the left with the kitchen area offering a range of contemporary modern units with cupboards and drawers under with ample work surface, built in four ring gas hob, electric oven and extractor fan over, inset one and a half bowl stainless steel sink with mixer taps, integrated fridge/freezer, integrated dishwasher and double glazed window to the front.

To the rear the living area has roof lantern, double glazed window to the rear and double glazed French doors leading to the rear garden and patio terrace. Also from the kitchen there is a useful utility room with fitted work surfaces, plumbing for washing machine, inset stainless steel sink with mixer taps, wall mounted gas boiler and double glazed door leading to the rear garden.

On the first floor the landing has stairflight to the second floor and gives access to bedroom one which has double glazed window to the rear, walk in dressing room with fitted wardrobes and double glazed window to the rear and also featuring an en suite shower room comprising double shower cubicle, hand basin set into vanity unit, WC with double glazed window to the front and chrome heated towel rail.

Bedroom two has built in double wardrobe and double glazed window to the rear, and bedroom six can be found on the first floor currently being used as a study with fitted work station and storage with wardrobes and double glazed window to the front.

The family bathroom on the first floor offers panelled bath with mixer taps and shower attachment, vanity sink, double shower cubicle, WC and double glazed window to the front.

On the second floor there are three further bedrooms with bedroom to the right of the landing having dual aspect windows and built in wardrobes, a further bedroom to the rear offers walk in wardrobe with two built in double wardrobes and double glazed window to the rear with further bedroom and double glazed window to the front.

Also on the second floor there is another bathroom comprising panelled bath with mixer taps and shower attachment, WC and vanity sink with double glazed window to the front.

Outside

To the rear of the property there is a landscaped garden with large porcelain paved patio area, and composite decked seating area with raised flowerbeds, further bench seating and courtesy lighting with the majority of the garden being laid with artificial turf. There is a driveway to the front providing off road parking for comfortably two cars which leads to garage with up and over door.























Location
The property is situated on this popular modern development close to popular Lakelands Primary School and Stanway Secondary School. There are superb shopping facilities nearby at Tollage and Stane Park Shopping Districts. The A12 can be accessed London bound for the M25 and A120 for London Stanstead Airport. Stations in the city offer services for London's Liverpool Street.

Important information
Council Tax Band - F
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold.
EPC Rating - B
Ref - TOL260197/PC

Agents Note
This superbly presented family home also benefits from fitted shutter blinds to all principal windows.

Directions
Please use postcode CO3 8DF for Satnav.





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15 Finch Road
Stanway
Colchester, CO3 8DF



Approximate total area(1)

1909 ft²

177.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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