

6 Moorhen Drift, Stanway, Colchester, CO3 8AE



**Freehold**

Guide price

**£375,000 to**

**£385,000**

Subject to contract

**Well presented  
throughout**

**4** bedrooms

**1** reception room

**2** bathrooms



Situated on this popular modern development is this well presented four bedroom detached family home in a pleasant setting at the end of a cul-de-sac, offering plenty of parking space, garage and a good size garden.

# Some details

## General information

Situated on this popular and modern development to the west of Colchester is this well presented four bedroom, modern detached family home.

The property comprises of a welcoming entrance hall with stairs to the first floor, double glazed window to the side, useful under stairs storage cupboard and ground floor cloakroom offering W.C and a hand basin. The spacious kitchen/diner is located to the front to the property with the kitchen area offering a range of fitted modern units and worksurfaces with cupboards and drawers under, integrated appliances including four ring gas hob, double oven, extractor fan, fridge freezer, dishwasher and washing machine, one and a half bowl sink, good range of wall mounted cabinets and a cupboard housing the gas combination boiler. The lounge is located to the rear and has double glazed French doors and a window opening onto the rear garden.

The first floor landing gives access to the loft space, built in storage cupboard, all four bedrooms and the family bathroom. Bedroom one is located to the rear and features an en-suite shower room with shower cubicle, W.C and a wash hand basin. With the three further bedrooms all being of a good size. The family bathroom has been refitted with a stylish suite with 'P' shaped bath with shower over, vanity sink, W.C, complementary tiled walls and tiled flooring.

## Entrance hall

## Cloakroom

## Lounge

17' 9" x 12' 6" (5.41m x 3.81m)

## Kitchen/dining room

20' 9" x 10' 8" > 8' 11" (6.32m x 3.25m)

## Landing

## Bedroom one

10' 4" x 9' 2" (3.15m x 2.79m)

## Ensuite

## Bedroom two

11' 2" x 8' 2" (3.4m x 2.49m)

## Bedroom three

11' 1" x 7' 2" (3.38m x 2.18m)

## Bedroom four

11' 3" > 6' 7" x 9' 3" (3.43m x 2.82m)

## Bathroom

## The outside

To the rear of the property there is a paved patio terrace which leads to a lawn garden being enclosed by fencing with gated side access to the parking space to the side where there is off road parking for several vehicles and also gives access to the garage with up and over door.

## Where?

The property is situated on this popular modern development to the west of Colchester being superbly located for the A12, Tollgate retail park, Sainsburys superstore and various eateries. Stanway secondary school is nearby and the nearby Marks Tey railway station gives links to London Liverpool Street.

## Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

## Agents note

Under Section 21 of the Estate Agents Act we have a duty to inform potential purchasers that the sellers are a relation of an employee of Fenn Wright.

## Directions

Proceed from our office at Tollgate along the London Road turning left at the roundabout into Stanway Western Bypass, next left into Plover Road, turning right into Warbler Grove, left into Moorhen Drift where the property can be found along to the right at the end of the cul-de-sac.

## Further information

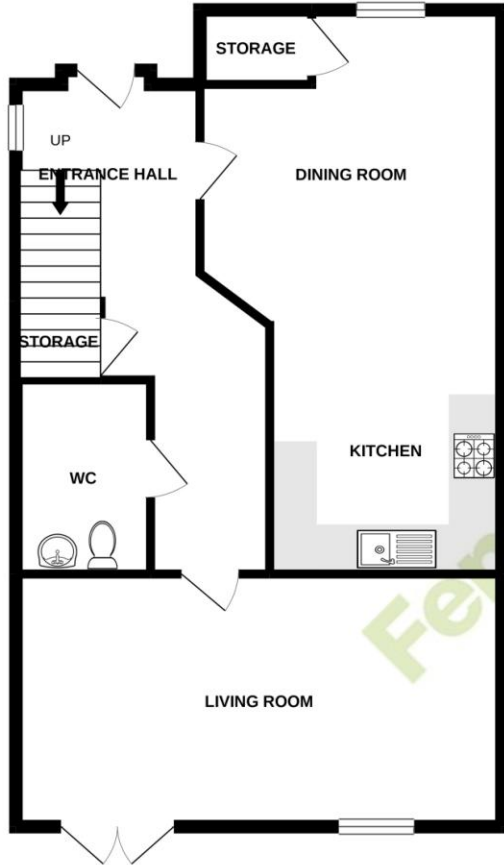
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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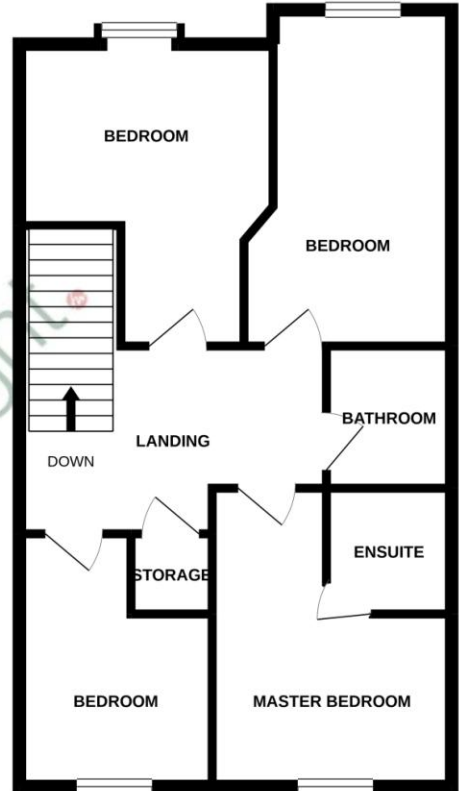
## Viewing

To make an appointment to view this property please call us on 01206 216 543.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

**01206 216 543**

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