

Selmor, Lucy Lane North, Stanway, Colchester, CO3 0JQ



**Freehold**

Guide Price

**£325,000 to**

**£350,000**

Subject to contract

3 bedrooms  
1 reception room  
1 bathroom



Offered for sale with no onward chain and potential to extend. This detached three bedroom family home is close to the amenities of Stanway and the A12.



# Some details

## General information

A three bedroom detached family home situated just a short distance from the Tollgate Retail Park and shopping centre. Offered for sale with no onward chain and with plenty of opportunity to extend subject to the usual planning consents.

The property is accessed by a double glazed entrance door which leads into a porch, followed by a further double glazed door leading into the hallway with stairs to the first floor. There is an under stairs storage cupboard and doors leading to all ground floor rooms.

The lounge is located to the front of the property and has a double glazed window to the front and side.

The kitchen/diner is located to the rear, the kitchen area comprises of full range of fitted work surfaces, inset 1/2 bowl sink unit, wall mounted and base units, space for a cooker, fridge/freezer and washing machine, pantry cupboard, gas fire with back boiler (not tested), a double glazed door and window to the rear garden and a further door leading into the lounge.

The bathroom is located on the ground floor and is fitted with an enclosed panel bath with mixer taps and shower attachment, low level WC, hand basin and window to the side.

On the first floor landing there is a double glazed window to the side with doors to all three bedrooms. Bedroom one is located to the front of the property with a double glazed window to the front and side. bedroom two is located to the rear with an airing cupboard. Bedroom three is also located to the rear, having access to the loft space.

## Entrance hall

### Lounge

12' 9" x 11' 6" (3.89m x 3.51m)

### Kitchen/dining room

16' 8" x 11' 1" (5.08m x 3.38m)

## Ground floor bathroom

### Bedroom one

14' 6" x 9' 6" (4.42m x 2.9m)

### Bedroom two

11' 3" x 9' 0" narrowing to 8' 4" (3.43m x 2.74m)

### Bedroom three

8' 8" x 7' 11" (2.64m x 2.41m)

## Outside

To the rear of the property there is a good size garden area which is mainly laid to lawn with a shingle area and paved patio adjacent to the property, all enclosed by fencing. We understand that the summer house and garden shed are to remain. Off road parking is available to the front of the property.

## Location

Lucy Lane North is situated off Halsted Road in Stanway, located within a short distance to the Tollgate Retail Park and shopping centre with its various restaurants and outlet stores. The A12 is easily reached London bound towards the M25 and nearby stations of Colchester and Marks Tey, both offering services to London Liverpool Street. The A120 is also a short drive giving access to Stansted Airport.

## Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - TBC

Our ref - PRC

## Directions

Proceed from our Tollgate office east towards the A12, continuing over the roundabout towards Eight Ash Green, at the next roundabout take the third exit heading back towards the A12 turning left into Halsted Road. Take the next right onto Dale Close where Lucy Lane North can be found on the left hand side.

## Further information

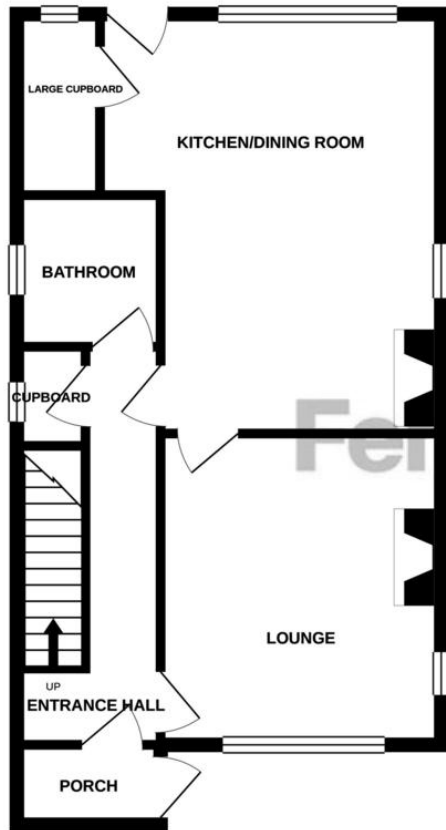
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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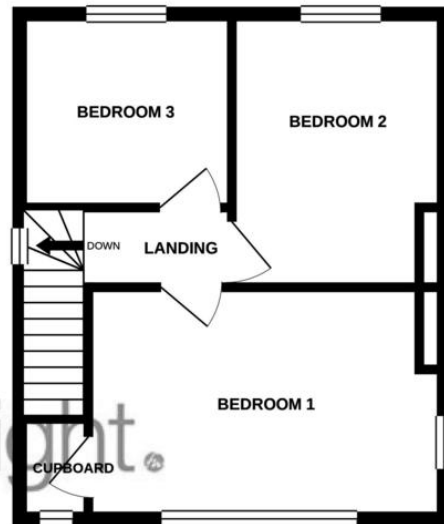
## Viewing

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

GROUND FLOOR



FIRST FLOOR



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To find out more or book a viewing

**01206 216 543**

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