

17 Old Chapel Drive, Stanway, Colchester, CO3 0AE



**Freehold**

Guide Price of

**£425,000 to**

**£450,000**

Subject to contract

4 bedrooms  
1 reception room  
2 bathrooms



A spacious modern four bedroom home situated on the Lexden/Stanway border in a cul-de-sac position being close to all local amenities.

# Some details

## General information

A modern family home situated to the west of Colchester on the Lexden/Stanway border close to good primary and secondary schooling in this pleasant cul-de-sac position.

The property is accessed via a double glazed entrance door which leads into the entrance hall, giving access to the ground floor cloakroom with WC, hand basin and double glazed window to the side with further door into the kitchen/dining room.

The kitchen area has a range of fitted modern units and worksurfaces, integrated appliances including dishwasher, fridge/freezer, four ring gas hob, double oven and extractor fan. Stairs from the dining area lead to the first floor and a further door leads to the garage, there is also a window to the front and a useful under stairs storage cupboard.

The lounge is located to the rear of the property and has double glazed French doors leading to the rear garden with a double glazed window to the rear.

On the first floor, the landing has access to the loft space, a double glazed window to the side and an airing cupboard.

Bedroom one is a good double room with a double glazed window to the front, built in double wardrobe and features an en-suite shower room comprising of shower cubicle, WC, hand basin and a double glazed window to the side.

Bedroom two again is a good double with built in wardrobe and a double glazed window to the rear. Bedrooms three and four also being of good size, both with double glazed windows to the rear.

The bathroom is fitted with a four piece suite comprising of a shower cubicle, panel bath, WC, hand basin and a double glazed window to the front.

## Entrance hall

## Cloakroom

## Lounge

16' 2" x 11' 2" (4.93m x 3.4m)

## Kitchen/dining room

16' 3" x 13' 4" (4.95m x 4.06m)

## Landing

## Bedroom one

12' 11" x 10' 7" (3.94m x 3.23m)

## Bedroom two

10' 4" x 10' 5" (3.15m x 3.18m)

## Bedroom three

11' 5" x 8' 8" (3.48m x 2.64m)

## Bedroom four

11' 2" x 7' 3" (3.4m x 2.21m)

## Bathroom

## Outside

The property has an enclosed garden area to the rear being mainly laid to lawn and is partly enclosed by fencing.

To the front of the property there is a driveway which leads to the garage with an up and over door.

## Location

The property is situated on the Lexden/Stanway borders and is a short distance from Stanway's various retail parks and shopping facilities, Sainsburys superstore and various other major outlets. The A12 can be accessed London bound towards the M25, the nearby stations of Colchester provide rail services to London Liverpool Street. Stanway Secondary school is a short distance away, as is Lexden Primary.

## 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 - B

Our ref - PRC

## Directions

Proceed from our Tollgate East office along the London Road towards the town centre, taking a turning on the right into New Farm Road and right again into Old Chapel Drive continuing to the end where the property can be found baring to the right hand side.

## Further information

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

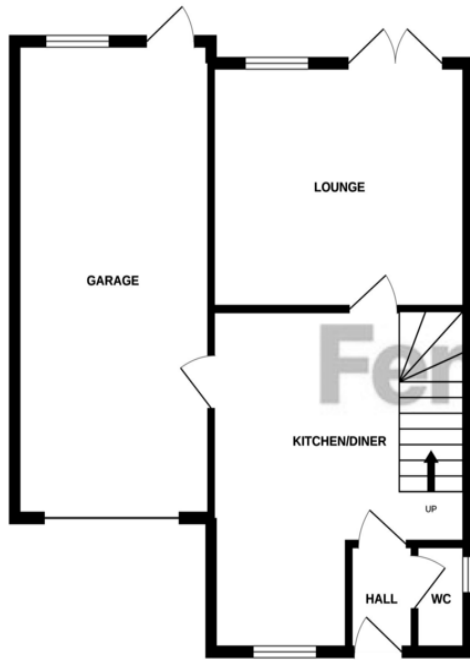
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## Viewing

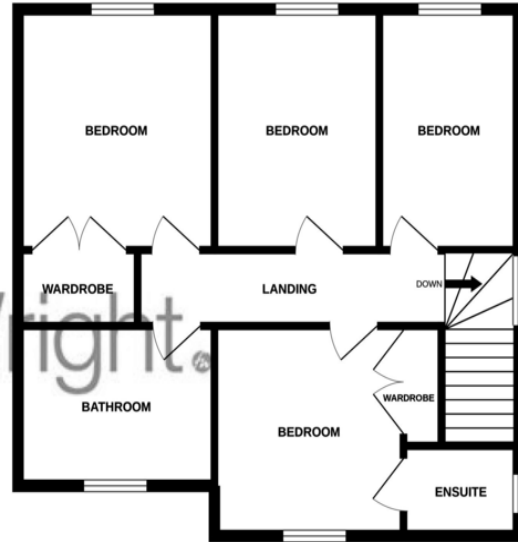
To make an appointment to view this property please

01206 210 510

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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