



## Charles Bree Way

Stanway, Colchester, CO3 0AS

Guide Price £525,000 - £550,000

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We are delighted to offer this Four-bedroom detached house set down a private drive overlooking the green. This well-presented family home benefits from a landscaped rear garden with Astra turf, raised beds and bar area with canopy attached the rear being ideal for outside dining. The property itself is of a generous size with tastefully fitted kitchen/diner, large living room. There is a garage and driveway with the garage being part converted.





# Property Features

- FOUR BEDROOMS
- EN-SUITE TO MASTER
- FAMILY BATHROOM
- LOUNGE
- KITCHEN/DINER
- UTILITY ROOM
- GARAGE AND DRIVEWAY
- LANDSCAPED REAR GARDEN
- OVERLOOKING GREEN

## Full Description

### OVERVIEW

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### ENTRANCE HALL

Radiator with cover, under stairs storage cupboard, stairs to first floor.

### CLOAKROOM

Low level WC, pedestal wash basin, radiator, extractor fan.

### LOUNGE

19' 8" x 11' 4" (5.99m x 3.45m) Double glazed window to front, French doors to rear and windows, two radiators.

### KITCHEN/DINER

19' 7" x 11' 9" (5.97m x 3.58m) One and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, work surfaces, integrated double oven, five ring gas hob with extractor fan, dishwasher, radiator, double glazed windows to front and rear, integrated fridge freezer.

### UTILITY ROOM

7' 0" x 4' 8" (2.13m x 1.42m) Cupboard housing gas boiler, integrated washing machine, work top, radiator, double glazed door to garden.

### LANDING

Access to loft space, radiator, storage cupboard.

### BEDROOM ONE

11' 7" x 11' 2" (3.53m x 3.4m) Double glazed window to rear, radiator.

### EN-SUITE SHOWER ROOM

Double shower, low level WC, wash basin, radiator, extractor fan, obscure double glazed window to rear.

### BEDROOM TWO

11' 11" x 9' 10" (3.63m x 3m) Double glazed window to rear, radiator.



### BEDROOM THREE

10' 0" x 9' 7" (3.05m x 2.92m) Double glazed window to front, radiator.

### BEDROOM FOUR

10' 2" x 8' 9" (3.1m x 2.67m) Double glazed window to front, radiator.

### BATHROOM

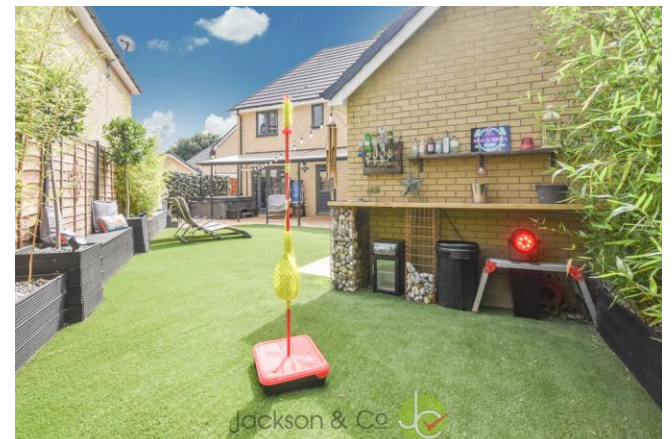
White suite comprising of panelled bath with shower above, pedestal wash basin, low level WC, radiator, extractor fan, obscure double glazed window to front.

### OUTSIDE

Side access to the rear garden which has been landscaped, Astra turf with raised beds, outside bar area, large patio with canopy over, outside lighting and tap, area for Hot tub, enclosed by fencing.

Driveway to the side providing off road parking leading to garage which has been part converted into a games room with storage to the front.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.