



CURTIS O'BOYLE

Sales & Lettings

Tollgate Drive, Stanway, Colchester
CO3 0PF £350,000



Offered with no onward chain, this three-bedroom townhouse is situated within a private mews just off Tollgate Drive in the popular Stanway area of Colchester. The property enjoys a convenient location with excellent access to the A12, making it ideal for commuters, and is within easy reach of the extensive shopping, supermarkets, cafés and restaurants at Tollgate and Stane Retail Parks. A selection of local schools, medical facilities and everyday amenities are also close by, while Colchester city centre and mainline railway stations are readily accessible.

The accommodation is arranged over three floors and begins with an entrance lobby incorporating a ground floor cloakroom/WC. To the rear is an open plan kitchen/family space with doors leading into a double glazed conservatory overlooking the garden. The conservatory has been enhanced with the installation of a solid roof, creating a far more practical and comfortable year-round living space. The first floor offers a generous double bedroom, a study which could also serve as a nursery or home office, and a family bathroom which has been updated by the current owners. On the top floor are two further double bedrooms, one benefiting from an en-suite WC.

Outside, the enclosed rear garden enjoys rear pedestrian access leading to a further area of garden situated beyond the driveway. This versatile additional space is currently ideal as a vegetable garden but also offers excellent potential for a summerhouse, home office or hobby room, subject to any necessary consents. A private driveway provides off-road parking for two vehicles. Further benefits include gas central heating with a gas boiler installed in 2021.

ENTRANCE PORCH Double glazed entrance door, double glazed window to side aspect, wood effect laminated flooring, door to open plan hallway.

WC Double glazed window to front aspect, radiator, textured and coved ceiling, close coupled WC, corner wash hand basin, tiled splashbacks.

KITCHEN/LIVING SPACE 24' 11" x 12' 3" (7.59m x 3.73m) > 8' 10" x (2.69m) Double glazed window to front aspect, coved to smooth ceiling, radiator, wood effect laminated flooring, stairs to first floor, circular stainless steel sink bowl with mixer tap

inset into worktops, fitted and base and wall units, washing machine, slim dishwasher, electric cooker, integrated fridge, understairs cupboard. double glazed sliding patio doors to conservatory.

CONSERVATORY/LIVING ROOM 10' 4" x 9' 3" (3.15m x 2.82m) Double glazed French doors and windows to rear aspect, radiator, wood effect laminated flooring.

FIRST FLOOR LANDING Textured and coved ceiling, stairs to second floor.

BEDROOM 12' 3" x 9' 3" (3.73m x 2.82m) Two double glazed windows to rear aspect, radiator, textured and coved ceiling.

BATHROOM 13' 5" x 5' 9" (4.09m x 1.75m) Double glazed window to front aspect, heated towel rail, shower cubicle, wash hand basin with cupboard below, WC with concealed cistern, panelled bath with mixer tap and shower attachment, tiled floor, tiled splashbacks, wall mounted gas boiler (installed in 2021) concealed in cupboard.

STUDY 6' 1" x 5' 4" (1.85m x 1.63m) Double glazed window to front aspect, coved to smooth ceiling.

SECOND FLOOR LANDING

BEDROOM 12' 4" x 11' 2" (3.76m x 3.4m) Double glazed window to rear aspect, radiator, textured and coved ceiling.

BEDROOM 13' 4" (4.06m) > 12' 6" x 8' 11" (3.81m x 2.72m) Double glazed window to front aspect, radiator, textured and coved ceiling, over stairs cupboard, loft access.

ENSUITE WC Close coupled WC and wash hand basin, tiled floor.

REAR GARDEN Laid to lawn with various flower and shrub boards, decked patio to rear, paved path to rear leading to:

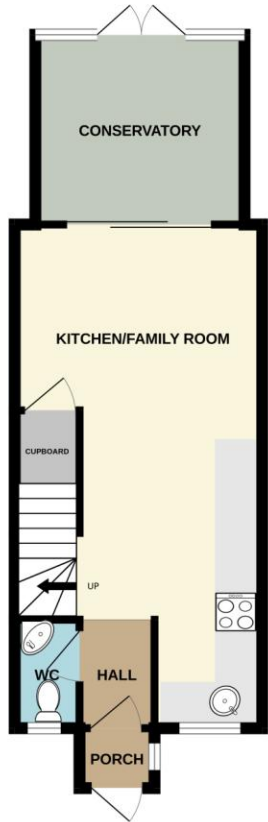
FURTHER GARDEN AREA Currently used as a vegetable garden, timber shed, gated access to driveway.



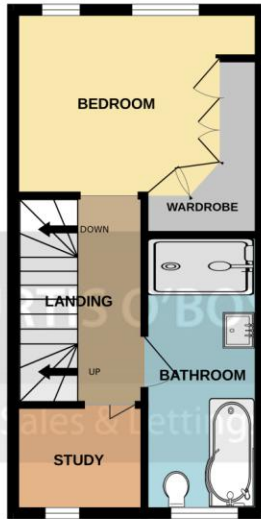


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

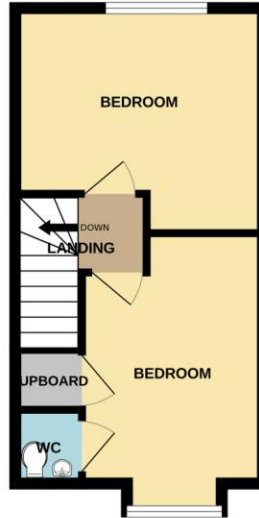
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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