



Jackson & Co



## Lithgow Drive

Stanway, Colchester, CO3 0BD

Offers In Excess Of £350,000 - £375,000

This beautifully presented three bedroom semi detached family home is located in the popular Stanway area to the west of Colchester. Built on 2020 by Taylor Wimpey Homes the property comprise of a entrance hall, spacious living room, high specification fully fitted kitchen/diner, ground floor cloakroom, three sizeable first floor bedrooms, modern en suite & family bathroom. Externally there is a generous rear garden with a newly laid decking area with a pergola over and to the front there is a carport and a private driveway. The property is located within walking distance to Stanway Secondary School and within easy reach to Tollgate retail park, the A12, Marks Tey train station and a wealth of amenities. We advise early internal inspections.





# Property Features

- Stunning example of a semi detached family home
- Living room
- Ground floor cloakroom
- Family bathroom & en suite
- Kitchen/diner
- Three sizeable bedrooms
- NHBC warranty

## Full Description

### ENTRANCE HALL

Stairs rising to first floor, radiator, door leading to;

### LIVING ROOM

13' 11" x 11' 10" (4.24m x 3.61m) Double glazed window to front aspect, T.V & phone points, radiator.

### CLOAKROOM

Low level WC, wash hand basin, heated towel rail.

### KITCHEN/DINER

9' 4" x 15' 5" (2.84m x 4.7m) Double glazed window to rear aspect, French doors leading to the rear garden, a range of wall and base units over an area of laminate work tops, inset sink and drainer, double electric oven, four ring gas hob, integrated fridge freezer, dishwasher and washing machine, under stairs cupboard, Amtico flooring, radiator.

### LANDING

Loft access, radiator, doors leading to;

### BEDROOM ONE

9' 2" x 9' 9" (2.79m x 2.97m) Double glazed window to front aspect, radiator, door leading to the en suite.

### EN-SUITE

Double glazed window to front aspect, low level WC, wash hand basin, fully tiled shower cubical, heated towel rail.

### BEDROOM TWO

10' 9" x 8' 7" (3.28m x 2.62m) Double glazed window to rear aspect, radiator

### BEDROOM THREE

11' 7" x 6' 7" (3.53m x 2.01m) Double glazed window to rear aspect, radiator.

### BATHROOM

Low level WC, wash hand basin, panel bath with mixer taps and shower rinser, part tiled walls, heated towel rail.

### OUTSIDE

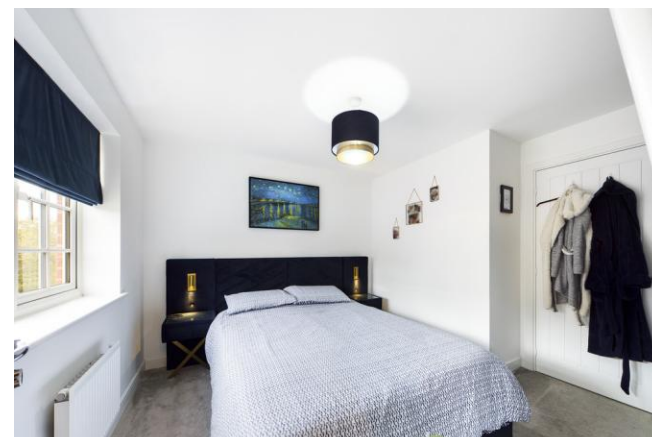
The generous rear garden has a porcelain patio area with the remainder landscaped and laid to lawn, along with a newly laid composite decking area with pergola over, garden shed, gated side access, fully enclosed by panel fencing.

### AGENTS NOTE

Council Tax Band - C

EPC rating - B

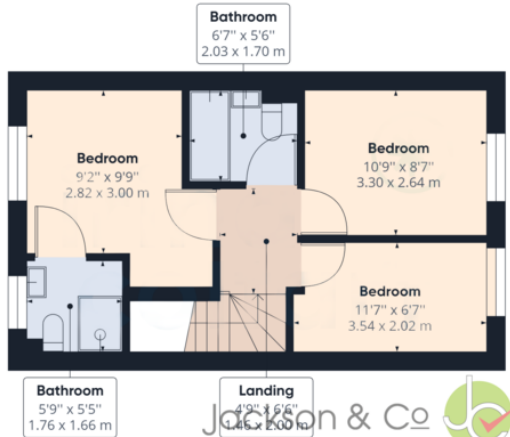
The property is freehold with a communal maintenance fee of circa £33 per month







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
793.64 ft<sup>2</sup>  
73.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96   A    |
| 81-91 | B             | 84   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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 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