

oakheart



£525,000

Guide Price

Meadow View Close, Stanway

Guide Price £525,000 - £550,000.

An exquisite four-bedroom detached family home nestled in the desirable area of Stanway. With its prime location, this property offers a perfect blend of comfort, convenience, and style. With easy access to high-performing schools, Stane Retail Park, A12 & A120, and Marks Tey Station for direct trains into London Liverpool Street.

As you step inside, you'll be greeted by an inviting entrance hallway. To the right, a convenient WC offers added practicality. You'll find a bright and welcoming sitting room, featuring a bay window that fills the room with natural light. Adjacent to the sitting room is a lounge boasting a charming feature

fireplace, perfect for cozy evenings with family and friends. The heart of the home is undoubtedly the modern kitchen, seamlessly connecting to a spacious conservatory/dining area. This open-plan space is flooded with light and provides a delightful view of the garden. For those who need a dedicated workspace, there is a study on the ground floor. Additionally, a utility room provides integral access into the double garage, ensuring that daily chores are made convenient and efficient.

Ascending the staircase, you'll find the first-floor. The principal bedroom is a tranquil retreat, complete with its own en-suite bathroom, offering privacy and comfort. Three further bedrooms provide ample space for family members or guests, each thoughtfully designed with comfort in mind. A well-appointed

family bathroom ensures convenience for all.

The outdoor spaces of this property are equally impressive. The good-sized rear garden is a haven for relaxation, with a mix of patio and lawn areas. Whether it's outdoor dining, gardening, or simply unwinding in the fresh air, this space has it all. A driveway at the front of the property provides ample off-road parking. The double garage offers secure storage for vehicles and additional space for any hobbies or storage need

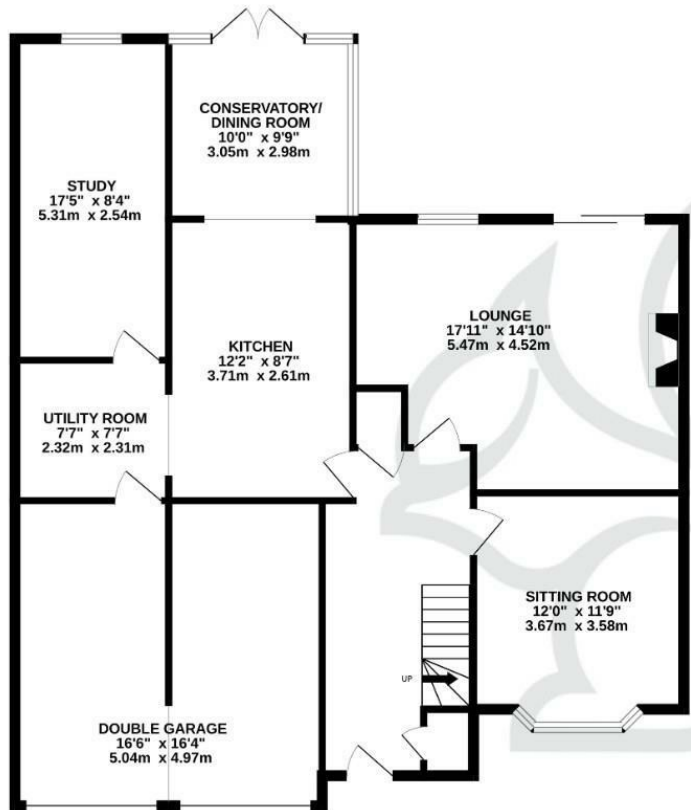




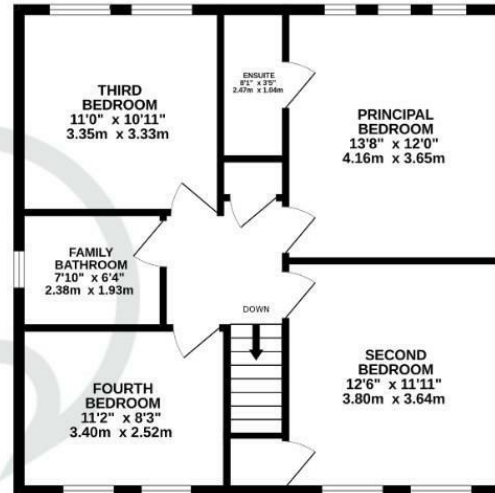




GROUND FLOOR
1260 sq.ft. (117.0 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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