

oakheart



£390,000

Offers In Excess Of
Swallowtail Glade, Stanway

A versatile three/ four bedroom, three bathroom townhouse nestled in the highly sought-after location of Stanway. Positioned within the esteemed Stanway School catchment, this property also enjoys accessibility to Stane Retail Park, A12, and Marks Tey Station, offering direct trains to London Liverpool Street.

Into the entrance hall, leading to a versatile space on the right that can effortlessly transform into a substantial study or a fourth bedroom, catering to the diverse needs of a growing family. A conveniently placed WC on this level adds a touch of practicality. The heart of the home, however, lies in the modern open-plan kitchen diner—a space that seamlessly blends functionality and aesthetics. Large doors open from the dining area to the rear garden,

extending the living space outdoors.

Ascend to the first floor, where a well-lit landing welcomes you to a generously proportioned lounge, offering an ideal setting for relaxation and social gatherings. The second bedroom on this floor is a haven in itself, featuring an en-suite for added privacy. A strategically located storage cupboard enhances the functionality of this level.

To the second floor, where the principal bedroom takes centre stage, complete with its own en-suite and built-in cupboard, providing a private retreat within the home. The third bedroom, with built-in wardrobes, offers not only ample storage but also a cozy and personalized space. The thoughtfully

designed family bathroom adds a touch of luxury, ensuring comfort for the entire household.

Step into the enclosed South East facing landscaped rear garden—a meticulously designed outdoor sanctuary featuring a balance of patio and lawn. This tranquil space is ideal for both outdoor activities and moments of relaxation. The property also includes a garage situated in a separate block, providing additional storage options. Two designated off-road parking spaces and visitor bays for the convenience.

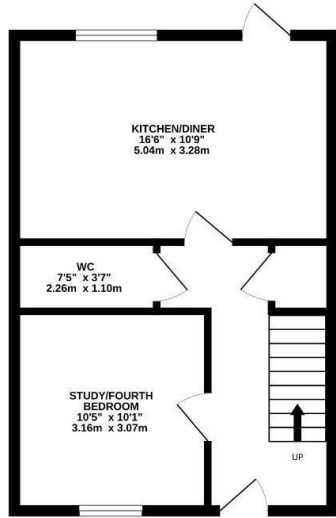




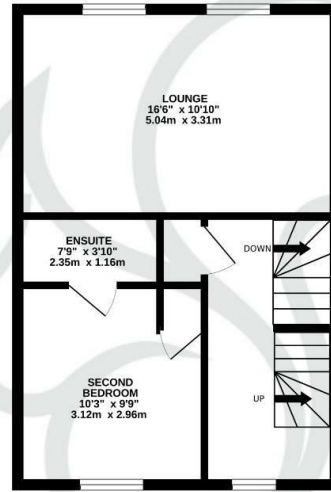




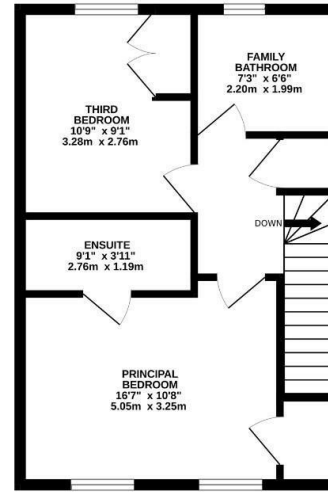
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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