

oakheart



£350,000

Offers In Excess Of  
New Farm Road, Stanway, Colchester



Nestled within the charming neighborhood of Stanway, this delightful three-bedroom detached house boasts an enviable location in proximity to Stanway High School and convenient access to the A12 commuter trunk road, the train station, and the bustling city center. Embracing a tranquil ambiance, the property is enhanced by a sun-drenched south-facing rear garden, complemented by a garage and off-road parking facilities.

Step inside to discover a thoughtfully designed layout, featuring a ground floor cloakroom for added convenience. The heart of the home is the impressive 23-foot dual aspect lounge/dining room, adorned with a cozy multi-fuel stove, perfect for gatherings and relaxation alike. The adjacent kitchen provides a functional space for culinary endeavors.

Ascend the stairs to find three generously sized bedrooms, offering comfortable accommodations for family members or guests. Completing the upper level is a well-appointed family bathroom, providing a haven for relaxation and rejuvenation.

Presenting a harmonious blend of comfort, convenience, and style, this residence offers an idyllic retreat for modern living, promising a lifestyle of ease and enjoyment.























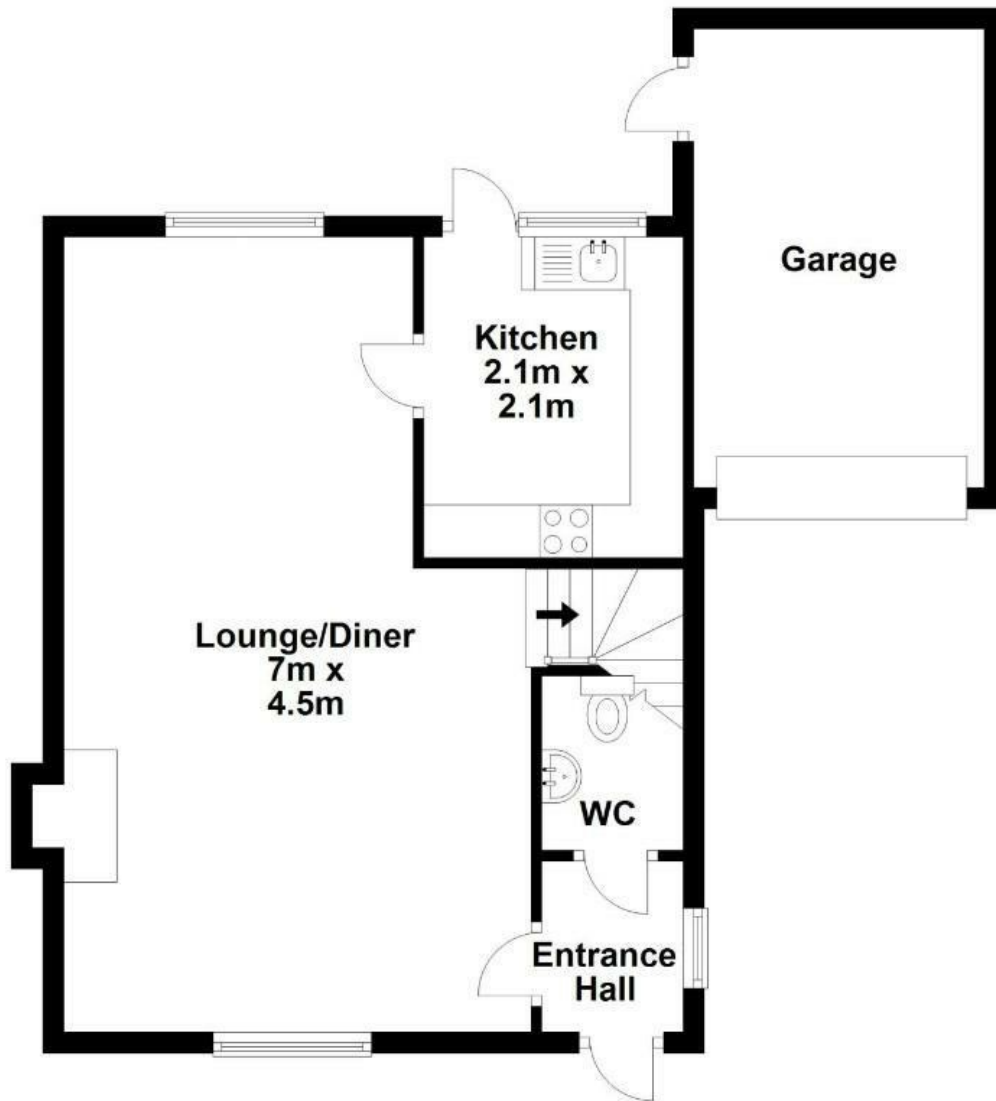




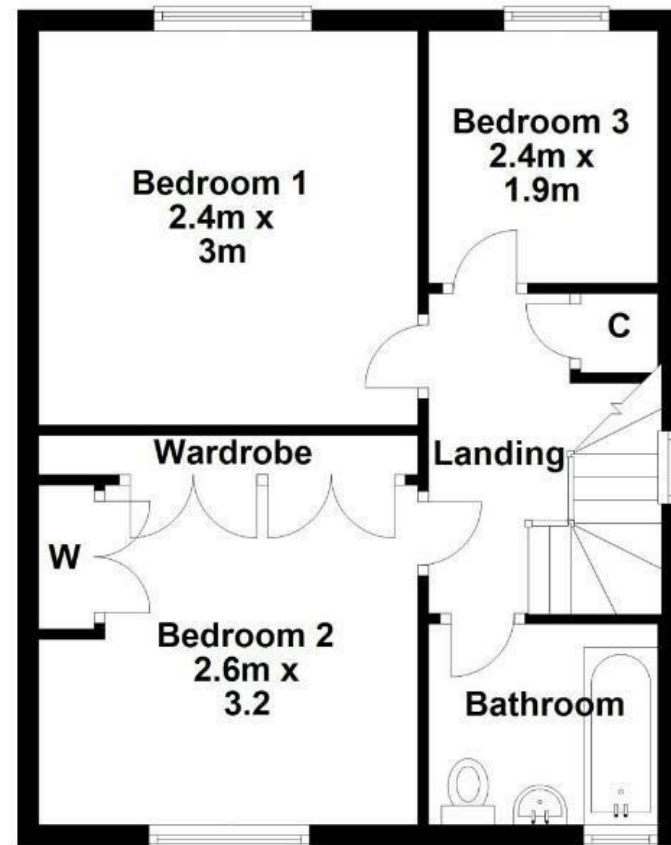




### Ground Floor



### First Floor






Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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