

oakheart



£425,000

Guide Price
Redwing Close, Stanway

Guide Price: £425,000 - £450,000

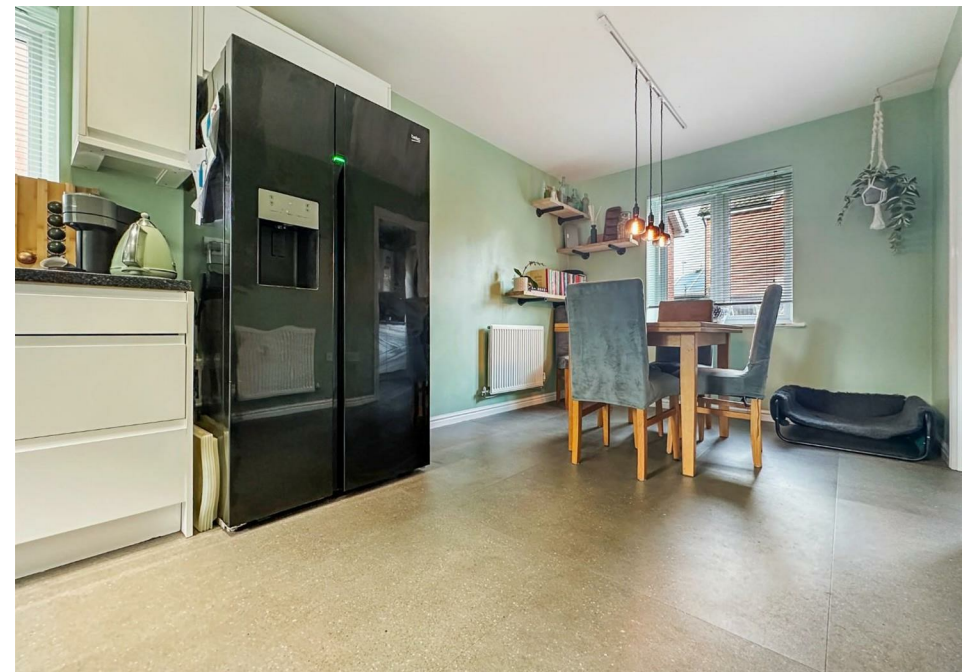
A contemporary four-bedroom, two-bathroom detached family residence nestled in the desirable locale of Stanway. This home offers easy access to primary and secondary schools, Stane Retail Park, the A12, and Marks Tey Station, providing direct trains to London Liverpool Street.

As you step through the front door, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. To the left, a convenient WC offers practicality for guests and family members alike. To the right, a spacious lounge awaits, flooded with natural light streaming through the French doors that lead out to the rear garden. This space is perfect for relaxing evenings with loved ones or entertaining guests.

The heart of the home lies in the modern kitchen diner, where functionality meets style. With sleek countertops, ample cupboard space, and high-quality appliances, this kitchen is a chef's dream. Adjacent to the kitchen is a separate utility room, providing additional storage and access to the rear garden, making household chores a breeze.

Ascending the staircase to the first floor, you'll find a well-lit landing leading to the bedrooms. The principal bedroom is a sanctuary of comfort, complete with a modern en-suite bathroom, providing a private retreat after a long day. Three further double bedrooms offer plenty of space for family members or guests, each thoughtfully designed to maximize comfort and style. A family bathroom completes the first-floor accommodation, boasting contemporary fixtures and fittings.

Outside, the property truly shines with its meticulously landscaped rear garden. A tiled patio area provides the perfect spot for alfresco dining or relaxing in the sun, while a lush lawn and raised decking area offer versatility and charm. A side gate allows convenient access to the garden, while a garage and driveway, equipped with an electric car charger point, provide ample off-road parking facilities.









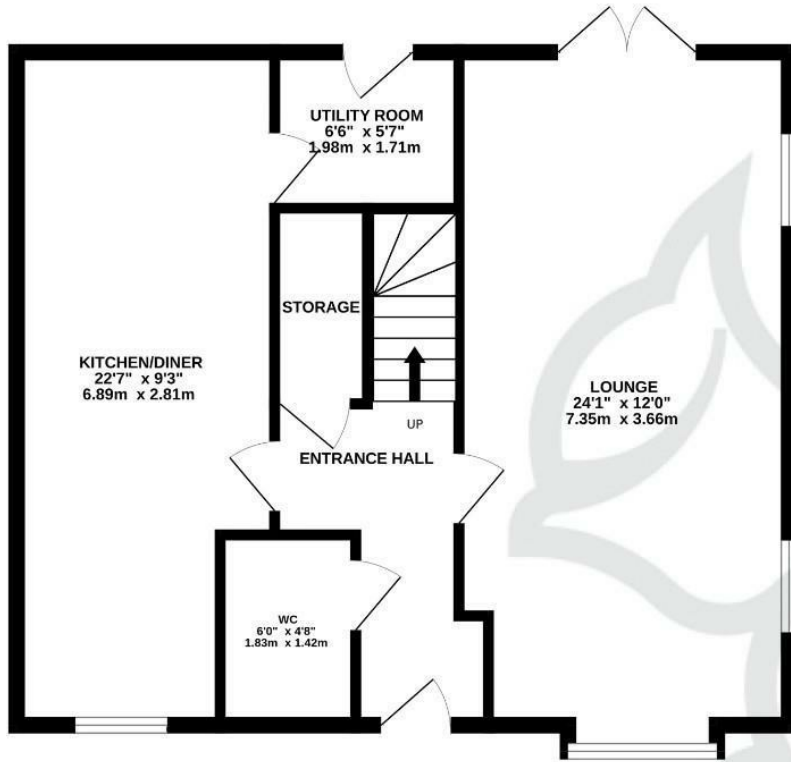




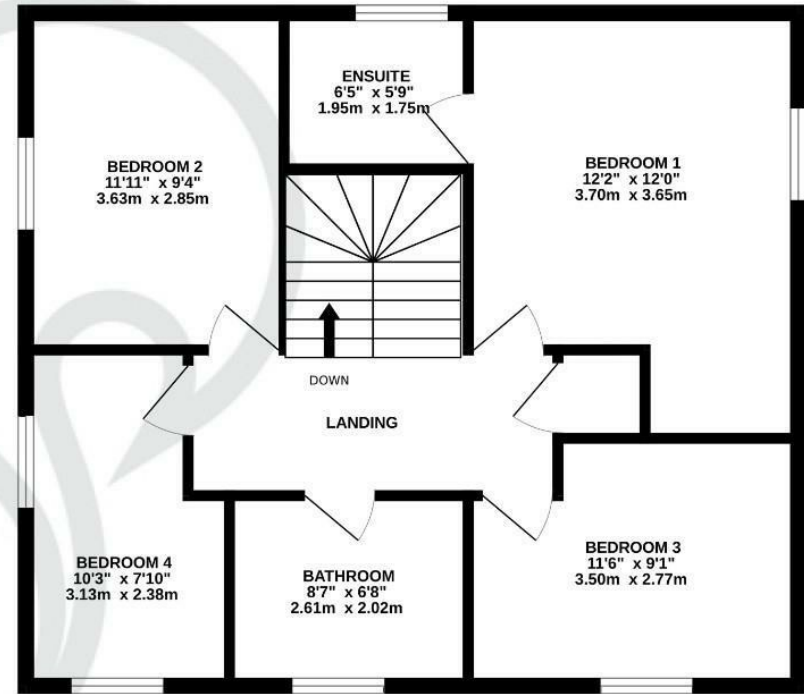




GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1245sq.ft. (115.7 sq.m.) approx.

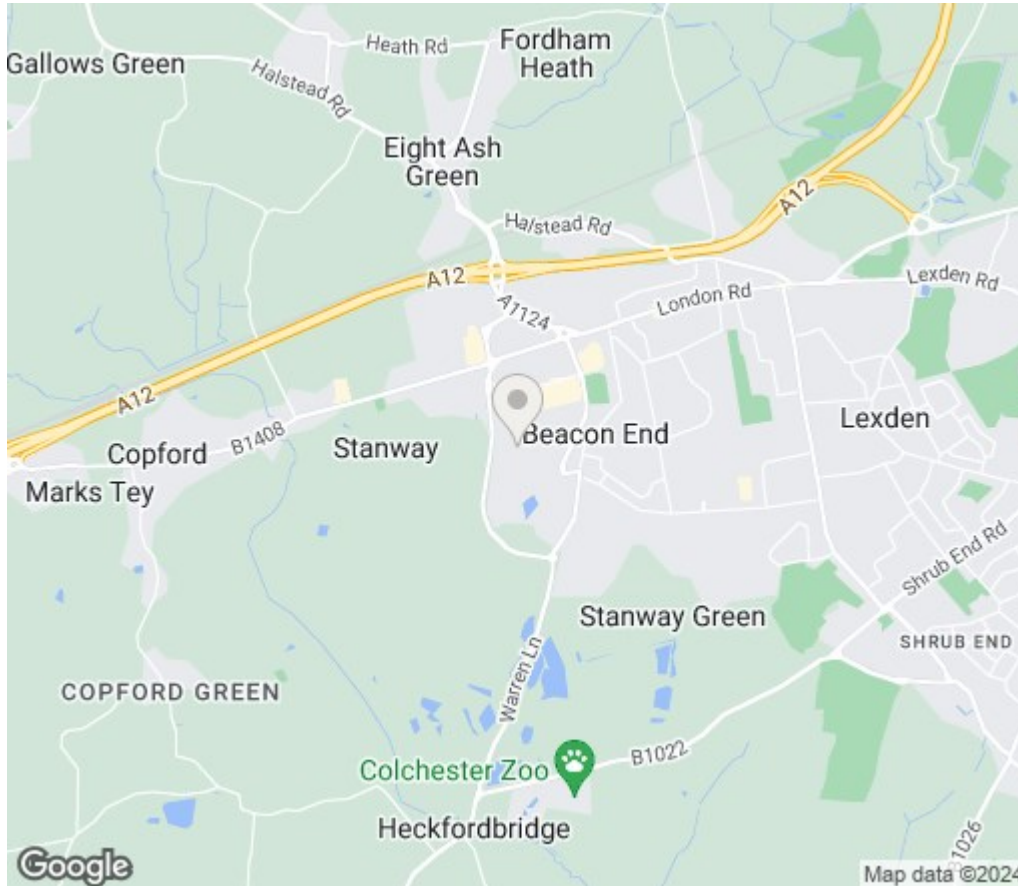
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		93
(81-91) B	84	
(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	

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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