

oakheart

£425,000

Guide Price  
New Farm Road, Stanway



Guide Price: £425,000 - £450,000.

Located in the highly popular area of Stanway, is this four-bedroom detached executive style family home. Beautifully presented to a high standard throughout, this family home boasts ample accommodation throughout. The property is within walking distance to excellent Primary & Secondary Schools, as well as

being within easy access to the A12, Tollgate Retail Park and the Town Centre.

The ground floor boasts a downstairs WC, recently decorated large lounge, separate dining room and stylish kitchen/breakfast room. The kitchen/breakfast room has been recently updated with marble styles work surfaces, high gloss units, breakfast bar and

integrated appliances. The first floor features a master bedroom suite with en-suite, three further bedrooms and a modern family bathroom. Externally, the rear garden benefits from patio areas with remainder laid to lawn and to the front, a driveway leading to a carport.

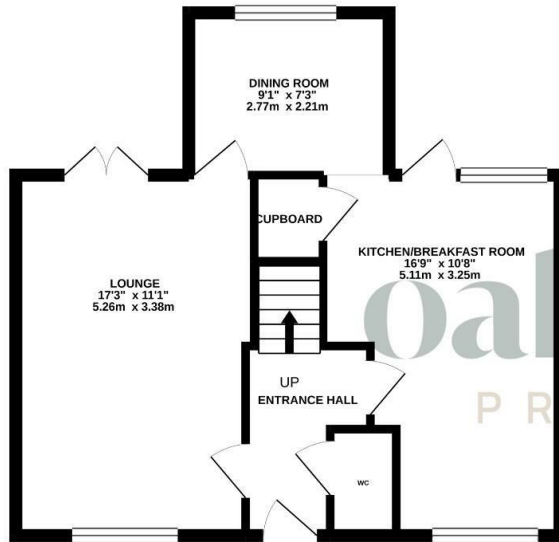




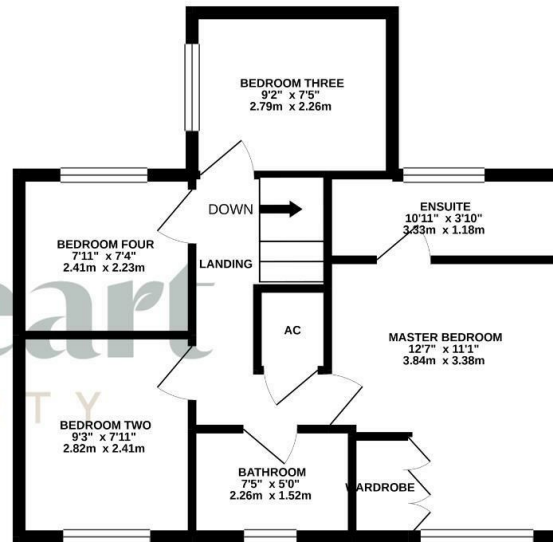




GROUND FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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