



£280,000

Guide Price
Warren Lane, Stanway

Guide Price: £280,000 - £290,000.

A modernised two-bedroom cottage brimming with character and perfectly situated in the ever-desirable Stanway area, offering excellent access to Stane Retail Park, the A12, and Marks Tey Train Station, providing direct links to London Liverpool Street.

Step through the entrance door into a welcoming lounge/diner, where character meets comfort. The room features a stunning open redbrick fireplace with a chimney breast feature, complemented by herringbone oak flooring and exposed beams. Natural light pours in through the double-glazed front window, while a staircase leads to the first floor.

To the rear, the bespoke Benchmark kitchen showcases elegance and functionality, with walnut work surfaces, an induction hob, fan oven, extractor fan, and a charming butler sink. The kitchen also includes plumbing for a washing machine, an integrated fridge/freezer, tiled flooring, and a double-glazed door and window that open to the rear garden. The stylish & recently updated shower room, located on the ground floor, features a contemporary suite with a walk-in shower, WC, vanity sink with storage, tiled flooring and walls, an airing cupboard, and a double-glazed window to the rear.

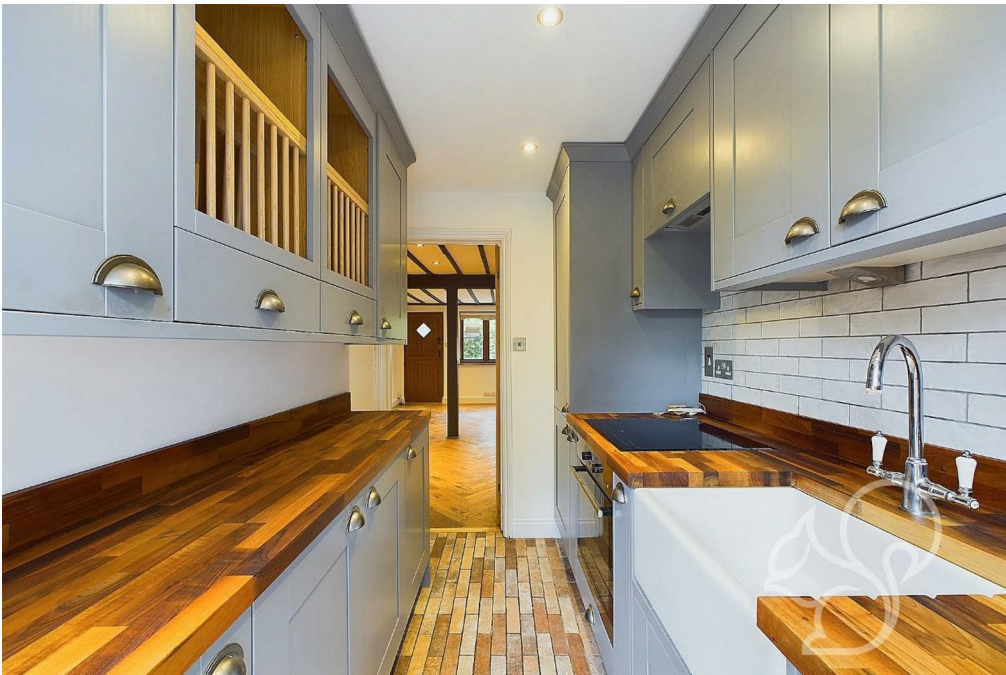
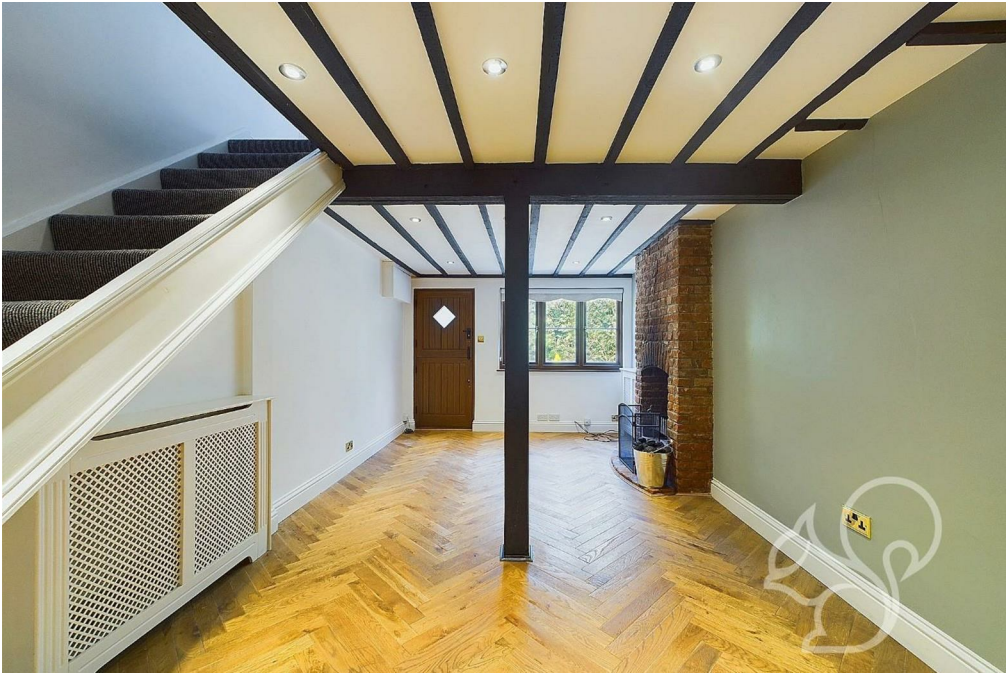
The first-floor landing offers access to the loft via a loft ladder and leads to two double bedrooms, both with new floor coverings. The front-facing bedroom one includes a built-in double wardrobe, while bedroom two enjoys a view of the rear garden.

The front of the property boasts a charming courtyard-style garden, paved and enclosed by a picket fence. The rear garden, accessed via a patio, is beautifully landscaped and well-stocked, with gated access leading to a parking space and garage in a nearby block.

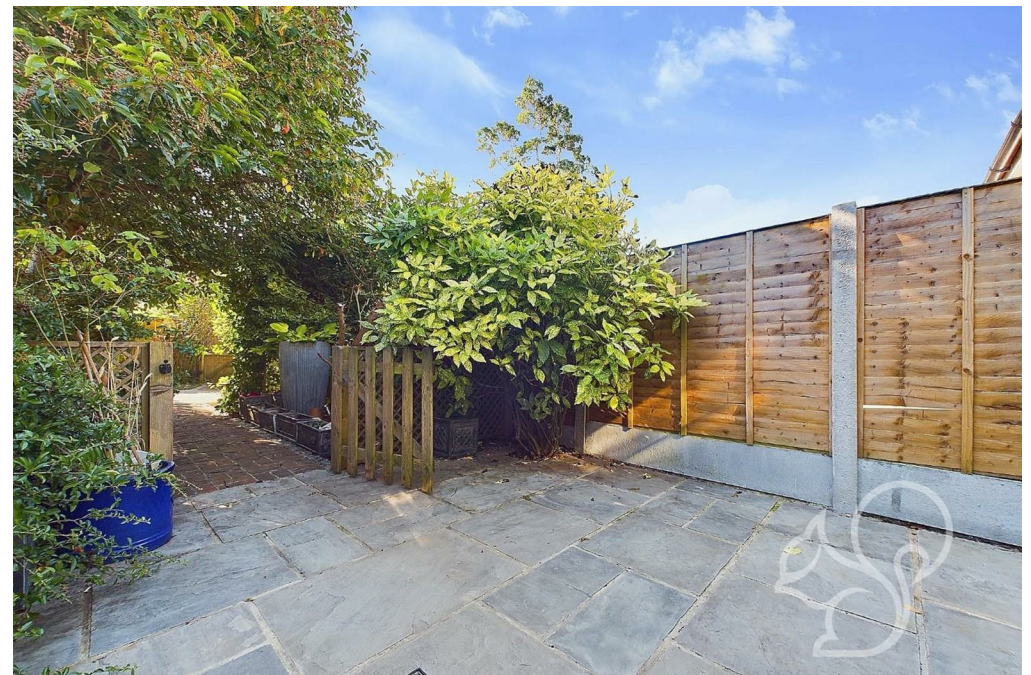
This delightful cottage is the perfect blend of character and modern living, ideally located for convenient access to amenities and transport links.



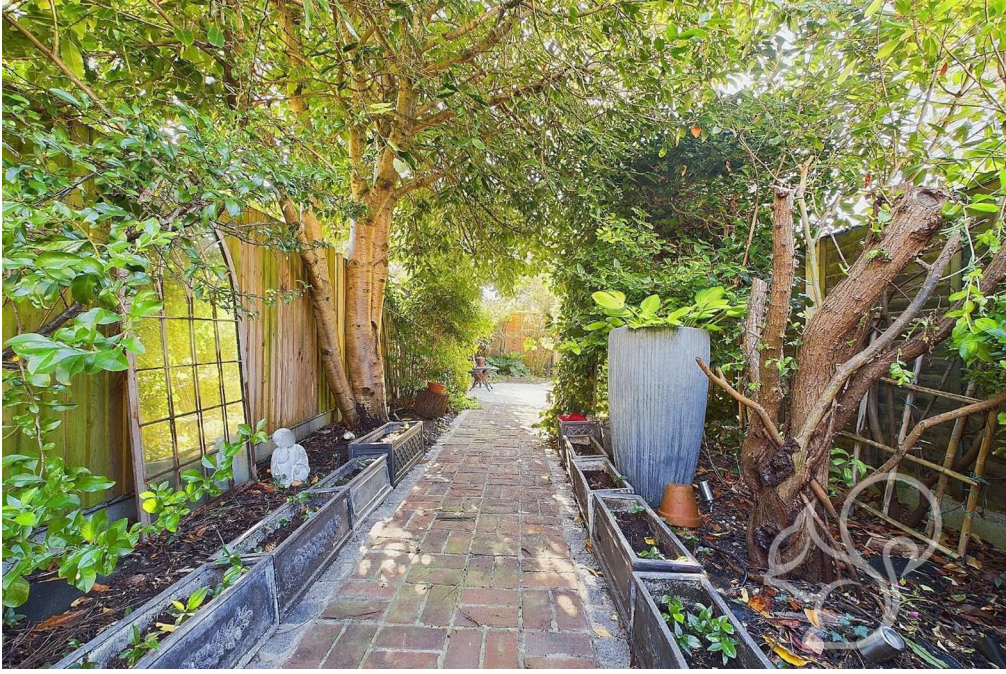




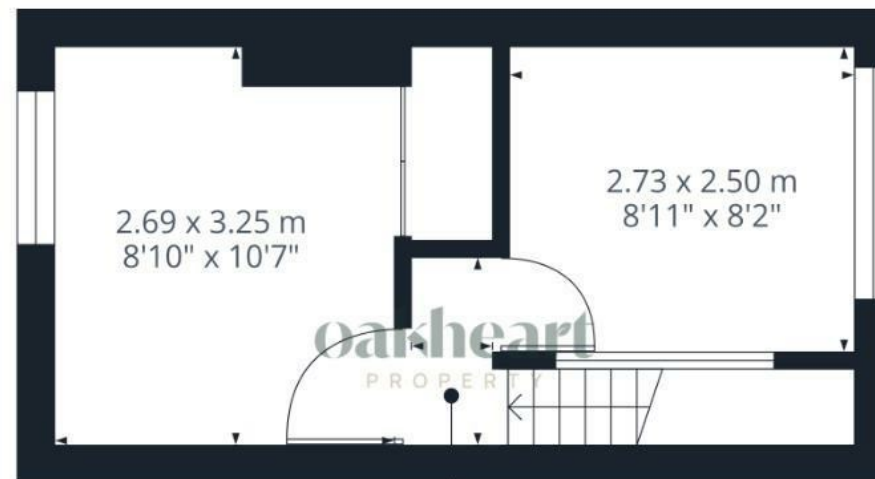
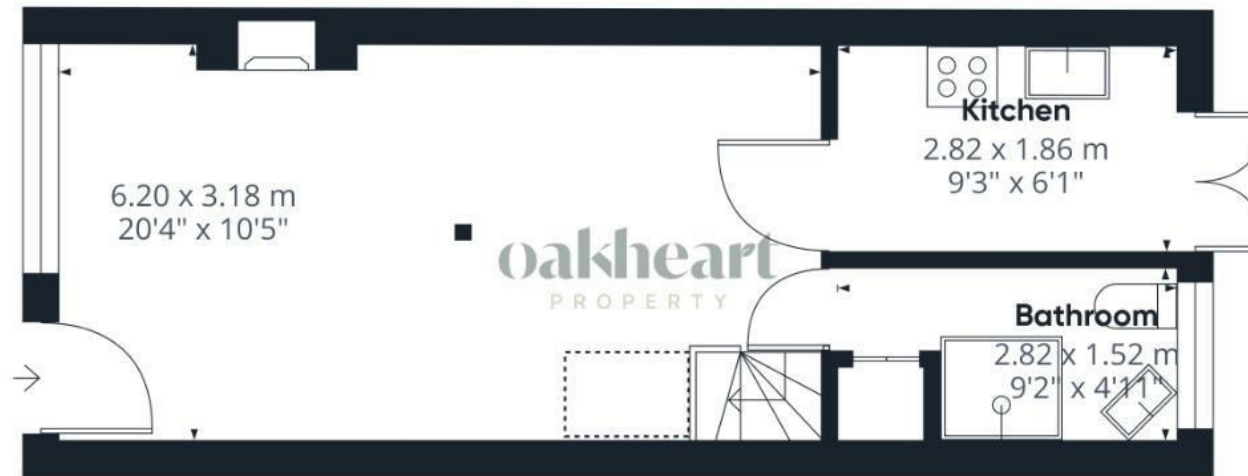












Approximate total area⁽¹⁾

47.55 m²

511.82 ft²

Reduced headroom

0.79 m²

8.5 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

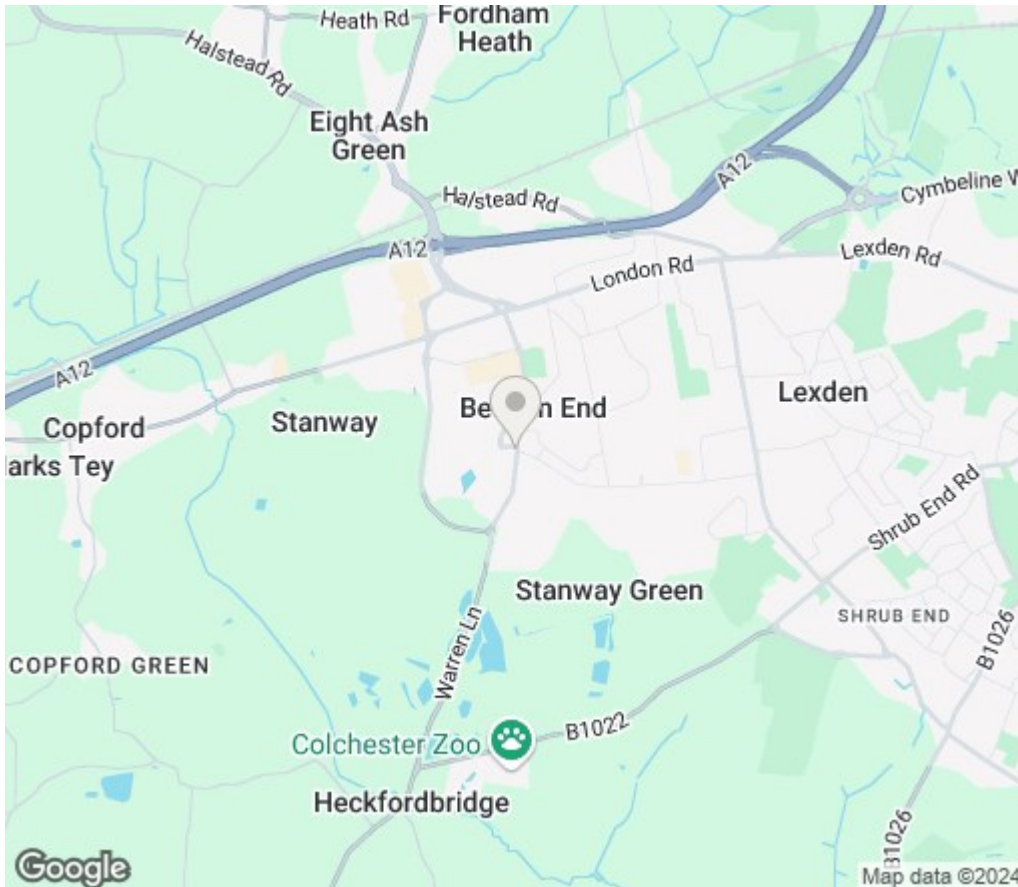
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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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