

oakheart

£300,000

Offers In Excess Of  
Martin Hunt Drive, Stanway



Guide Price £300,000 - £325,000 Located on the desirable Martin Hunt Drive in Stanway, this well-presented and deceptively spacious three-bedroom end-of-terrace townhouse offers modern family living across three floors. With an attractive landscaped rear garden, two allocated parking spaces (including a car port), and a bright, open-plan layout, this home perfectly combines practicality with comfort.

Ideally situated for commuters and families alike, the property enjoys easy access to the A12, Marks Tey Train Station (with direct trains to London Liverpool Street), high-performing local schools, and a wide range of retail and leisure facilities at Tollgate and Stane Retail Park.

Step into a welcoming entrance hall that leads into a spacious and airy open-plan kitchen/diner and living area, designed for modern lifestyles. The kitchen boasts ample worktop space, plenty of cabinetry, integrated appliances, and a breakfast bar, while the lounge area offers a relaxed setting with patio doors opening out to the rear garden. A contemporary ground floor WC completes the layout on this level.

The first-floor landing provides access to a generously sized double bedroom, and a second L-shaped bedroom, ideal for a child's room, home office, or guest room, with plenty of space for a bed, wardrobe, and desk. A modern family bathroom features a full-size bath with shower over, WC, and wash basin, all

finished to a high standard.

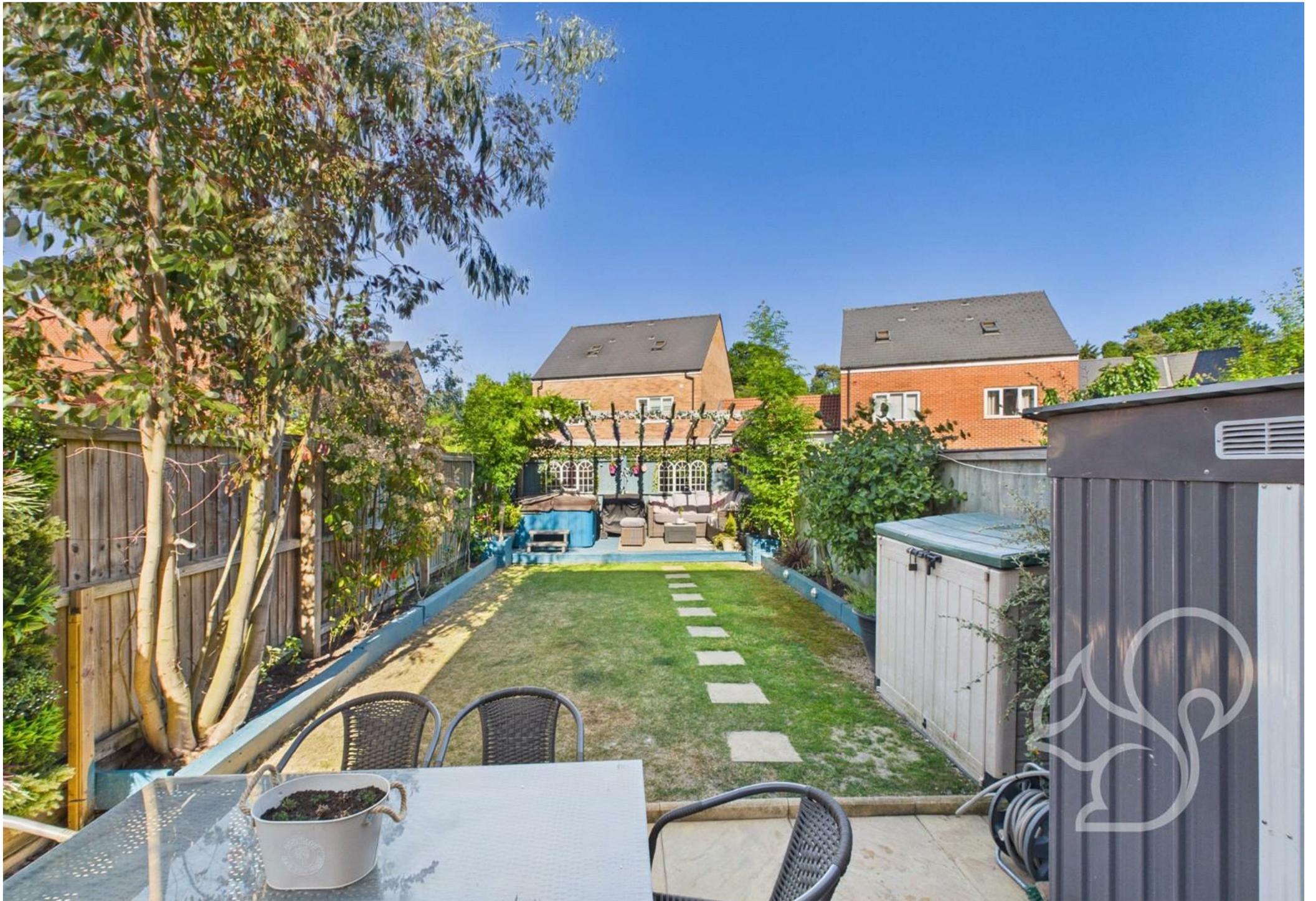
The top floor offers a private primary suite, featuring a large double bedroom with Velux windows, a clever built-in storage cut-out, and a spacious landing area with additional storage cupboard.

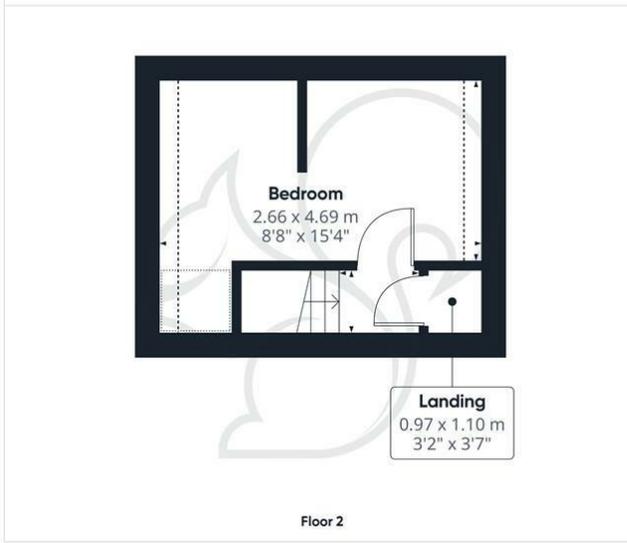
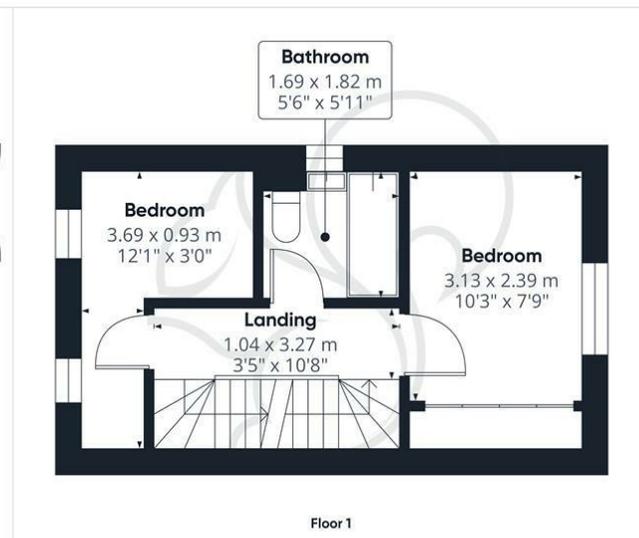
To the rear, the landscaped garden offers a blend of style and functionality, with an extended patio area, lawn, and raised decking at the rear. A side gate provides convenient external access. To the front of the property is one allocated parking space, while a second space is provided under a car port.











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Approximate total area<sup>(1)</sup>  
60.6 m<sup>2</sup>  
653 ft<sup>2</sup>

Reduced headroom  
2.6 m<sup>2</sup>  
28 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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>		<b>96</b>
(81-91) <b>B</b>	<b>83</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.