

oakheart



£290,000

Guide Price

Martin Hunt Drive, Stanway

Guide Price: £290,000 - £310,000.

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.

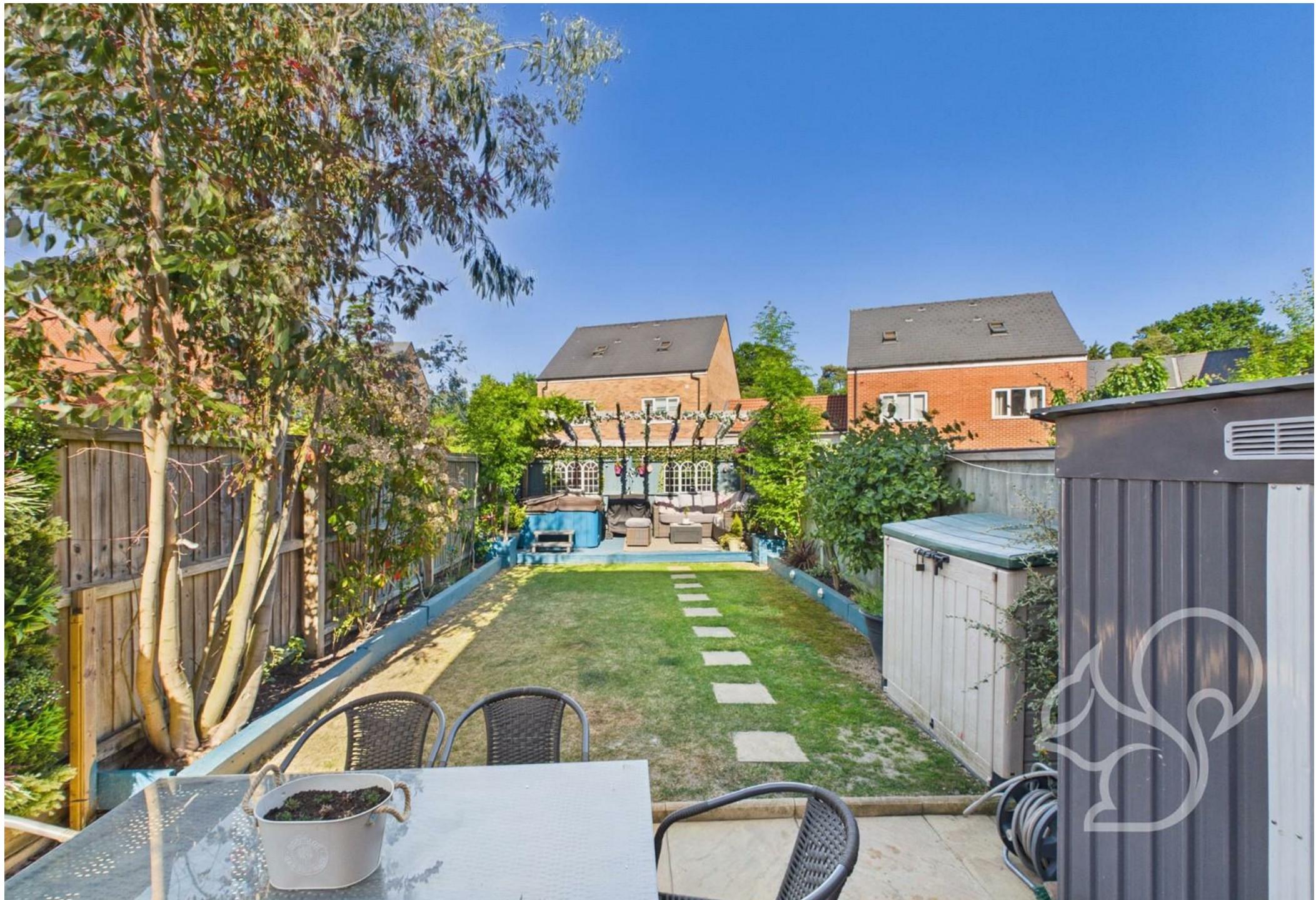
The top floor offers a private primary suite, featuring a large double bedroom with Velux windows, a clever built-in storage cut-out, and a spacious landing area with additional storage cupboard.

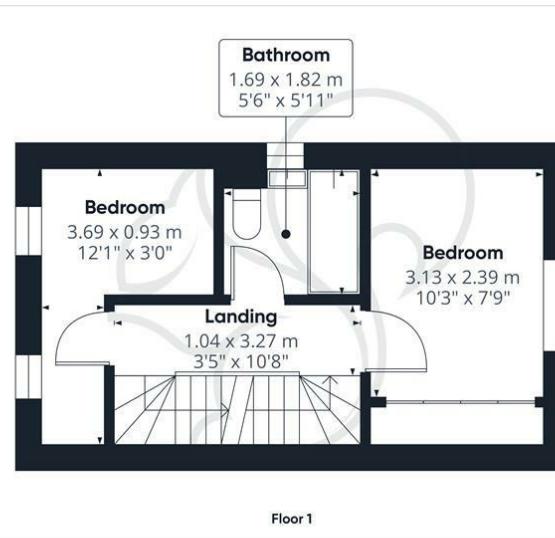
To the rear, the landscaped garden offers a blend of style and functionality, with an extended patio area, lawn, and raised decking at the rear. A side gate provides convenient external access. To the front of the property is one allocated parking space, while a second space is provided under a car port.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Approximate total area⁽¹⁾

60.6 m²
653 ft²

Reduced headroom
2.6 m²
28 ft²

(1) Excluding balconies and terraces.

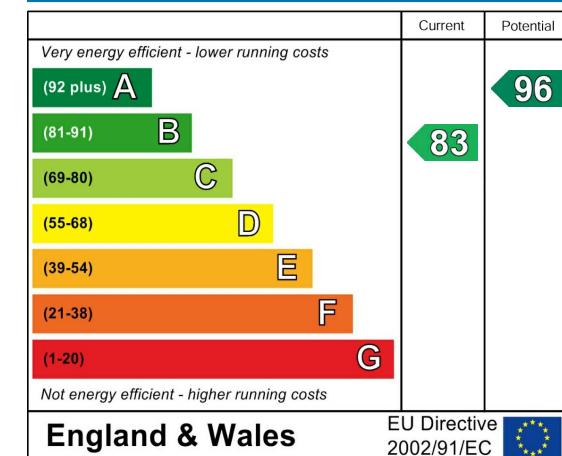
Reduced headroom
..... Below 1.5 m/5 ft

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

Energy Efficiency Rating



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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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