



## 3 bedroom Detached House located in Stanway.

Guide Price  
£450,000 - £475,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Peace Road Stanway Colchester CO3 0HL

## FULL DESCRIPTION

### THE PROPERTY

\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\*

Inside the property, it's spacious and modern. On the ground floor, you'll find a large open-plan lounge and dining area with skylights that fill the space with natural light, and doors that open directly to the garden. The kitchen is fully equipped with modern appliances, plenty of worktop space, and even a breakfast bar. There's also a utility room for laundry and storage, and a convenient downstairs cloakroom.

Upstairs, there are three good-sized bedrooms, with the master being particularly spacious. There's also a modern family bathroom and a landing area with room for a study or home office.

Outside, the property has ample parking for multiple cars, a garage, and a beautifully landscaped rear garden, which offers a peaceful retreat with a mix of lawn, patio, and shingled sections, along with a wooden pergola.

### LOCATION

The property is located in a highly desirable part of Colchester, offering a fantastic balance of suburban living with easy access to key amenities, transport links, and reputable schools.

Stanway is a sought-after residential area, popular with families and professionals alike due to its convenience and community feel. One of the major advantages of this location is its proximity to the Tollgate Retail Park, which offers a wide range of shopping options including supermarkets, clothing stores, homeware shops, and restaurants. Nearby, you'll also find leisure facilities such as gyms and parks, making it ideal for an active lifestyle.

Stanway offers excellent transport links, making commuting easy. Colchester's mainline train station is a short drive away, offering direct services to London Liverpool Street in under an hour. This makes the area an attractive option for those working in the city who want to enjoy the quieter, more relaxed pace of suburban living.

The property is easily accessible from Stanway, providing a direct route to London, Chelmsford, and Ipswich. Additionally, local bus services are frequent, connecting Stanway to the town centre and surrounding areas.

The area is also well-served by several highly regarded schools, making it a prime spot for families. In addition, there are several nurseries and early years childcare facilities, offering a range of options for younger children.

Stanway is a fantastic location for families and professionals, offering everything from excellent transport connections to great schools and local amenities, all within a peaceful, residential setting.



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**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE/DINER**

**28' 9" x 18' 6" (8.76m x 5.64m)**

**KITCHEN/BREAKFAST ROOM**

**24' 9" x 9' (7.54m x 2.74m)**

**UTILITY ROOM**

**11' 9" x 8' 3" (3.58m x 2.51m)**

**LANDING**

**16' 2" x 9' (4.93m x 2.74m)**

**BEDROOM ONE**

**19' 2" x 11' 1" (5.84m x 3.38m)**

**BEDROOM TWO**

**10' 10" x 9' 9" (3.3m x 2.97m)**

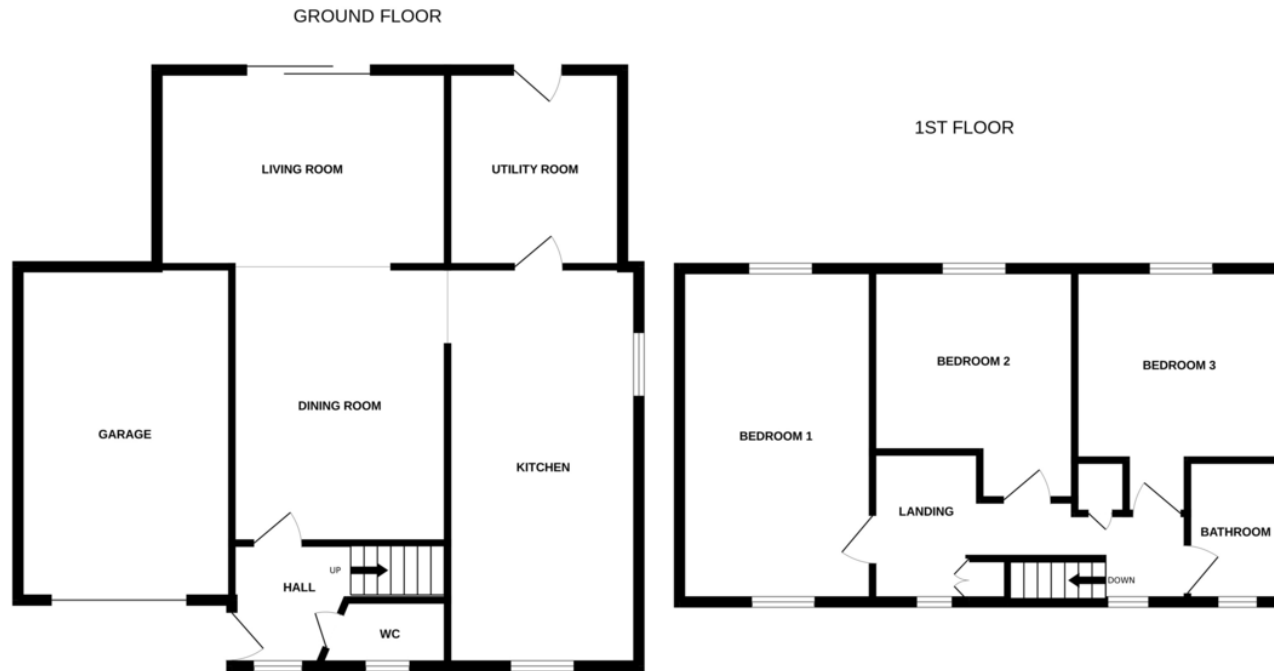
**BEDROOM THREE**

**11' 9" x 10' 6" (3.58m x 3.2m)**

**BATHROOM**



## FLOORPLAN



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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## DIRECTIONS

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