



## 4 bedroom Detached House located in Stanway.

Guide Price  
£500,000 - £550,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Rhino Drive Stanway Colchester CO3 8BA

## FULL DESCRIPTION

### THE HOME

\*\*\*GUIDE PRICE £500,000 TO £550,000\*\*\*

John Alexander is very pleased to bring to market this beautiful four/five bedroom detached house situated in the popular area of Stanway, near top-quality schools, as well as Tollgate Retail Park and Stane Retail Park. This spacious property benefits from two en-suites and a family bathroom, three reception rooms and a generous kitchen with utility room.

As you approach the residence, you are welcomed by a beautifully manicured front garden and inviting pathways. The exterior features a tasteful combination of brick and siding, block-paved driveway provides off-road parking for multiple vehicles.

Upon entering the home, you are greeted by an inviting entrance hall that sets the tone for the warmth and functionality of the space, a staircase leads gracefully to the first floor and convenient access to a thoughtfully designed ground floor cloakroom.

Adjacent to the hall, you'll find a reception room, currently utilized as an additional bedroom, offering versatility and potential for various uses to suit your lifestyle.

On the opposite side of the hallway, a spacious family lounge beckons, perfect for gathering and relaxation.

At the rear of the home lies the true heart of the house-a stunning open-plan kitchen and dining area. This contemporary space is expertly fitted with an array of sleek cabinetry, expansive worktops, and integrated appliances, showcasing the modern conveniences you would expect in a property of this calibre.

The kitchen seamlessly flows into a cosy snug or family area, designed as an ideal setting for casual lounging or entertaining. Additionally, a practical utility room enhances the functionality of the space, providing ample storage and a dedicated area for laundry tasks.

Ascending to the first floor, a generously proportioned landing unfolds, guiding you to four well-appointed bedrooms, each offering ample space and natural light. The principal bedroom stands out with its inviting ambiance and includes an en-suite bathroom, providing a private retreat for relaxation. Similarly, the second bedroom also features en-suite facilities.

Venturing outside, the garden serves as a delightful extension of the home, showcasing a charming patio area that is ideal for outdoor dining and entertaining. The remainder of the garden is thoughtfully laid to lush lawn. Additionally, the garage is conveniently accessible from the garden, ensuring effortless movement for tools or garden furniture.

## LOCATION

The location is particularly attractive for families, with several reputable schools in close proximity, ensuring an excellent education for children of all ages. Nearby parks and recreational areas provide ample opportunities for outdoor activities, playgrounds, and leisurely strolls.

For shopping enthusiasts, Tollgate Retail Park and Stane Retail Park are just a short drive away, featuring a diverse selection of shops, restaurants, and entertainment options.



4



3



3



E



EPC

B





Additionally, Stanway's strategic location allows for quick access to major road networks, making commutes to Colchester and surrounding areas straightforward.



## 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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