



## 4 bedroom Detached Bungalow located in Stanway.

Guide Price  
£550,000 - £600,000

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# The Acorns Stanway Green Stanway Colchester CO3 0RA



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £550,000 TO £600,000\*\*\*

Nestled in the highly desirable Stanway Green area, this property represents a rare opportunity, as homes in this vibrant community seldom come onto the market. This beautiful recently renovated bungalow benefits from three/four bedrooms, a conservatory, generously sized lounge, dining room and en-suite. Ideally situated within a short stroll of the green, the property is also in close proximity to The Stanway School, making it a perfect choice for families.

### THE HOME

This beautifully refurbished accommodation offers a perfect blend of modern convenience and comfortable living. Recent upgrades include a brand-new kitchen, bathroom, en-suite, heating system featuring a combi boiler, and fresh décor and flooring throughout the home.

Upon entering, you are welcomed by a spacious entrance hall with ample storage, setting the tone for the rest of the property. The inviting lounge is highlighted by a charming feature fireplace and boasts sliding doors that open into the conservatory, allowing natural light to flood the space while providing stunning views of the private rear garden. Adjacent to the lounge is another versatile reception room, currently utilized as a dining room but easily adaptable as a fourth bedroom, catering to your evolving needs.

The recently updated modern kitchen and breakfast room is a true highlight, featuring a harmonious arrangement of eye-level and base units, elegant work surfaces, and designated spaces for appliances. With a rear window overlooking the garden and direct access to the driveway, it strikes the perfect balance between functionality and style, making it an ideal spot for family gatherings and culinary creativity.

The principal bedroom is generously sized and includes built-in storage, along with a luxurious new en-suite bathroom that offers both elegance and privacy. Two additional well-proportioned bedrooms are perfect for family living or guest accommodation, complemented by a contemporary family bathroom designed for ease and comfort.

### OUTSIDE

Externally, the property features an enclosed front garden and a spacious driveway that provides ample off-road parking, leading to a double garage for additional storage or vehicle space. The rear garden, predominantly laid to lawn with a charming small patio area, offers a private retreat – perfect for enjoying tranquil moments outdoors or hosting gatherings with family and friends. This home seamlessly combines modern living with functional spaces, making it an ideal choice for those seeking a stylish, comfortable lifestyle.

### LOCATION

The property is perfectly located in the desirable



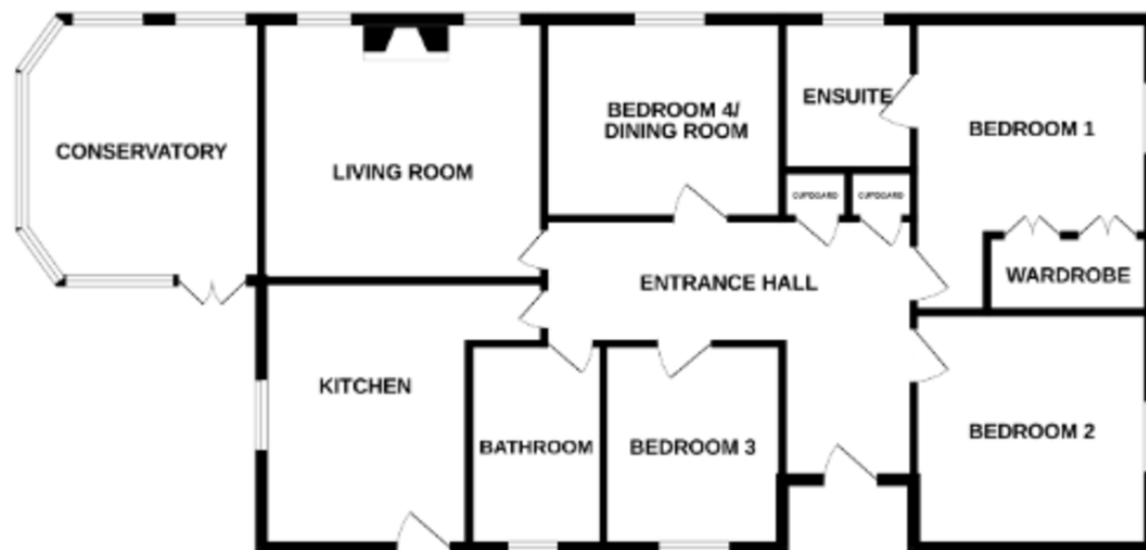
Stanway Green area, known for its friendly community and convenient amenities. It's within walking distance to The Stanway School and local shops, restaurants, and parks. Excellent transport links, including the A12 and train stations at Marks Tey and Colchester North, provide easy access to London Liverpool Street and surrounding areas. This location offers a perfect blend of suburban charm and urban convenience.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



## FLOORPLAN

### GROUND FLOOR



## DIRECTIONS

### CONTACT

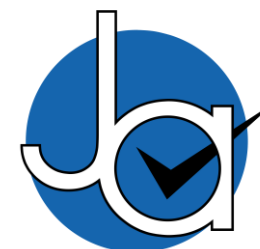
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