



**3 bedroom
Detached
House located
in Stanway.**

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Tollgate Drive Stanway Colchester CO3 0PF

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £400,000 TO £435,000

Welcome to an exquisite residence on Tollgate Drive, where elegance meets functionality in this beautifully designed family home. This property features spacious interiors, a stylish kitchen, and three well-appointed bedrooms. Its charming garden and convenient parking enhance its appeal. Located in a prime location of Stanway, both local amenities, schools and transport links are in abundant.

STEP INSIDE

As you step inside, you are greeted by an inviting hallway and a convenient ground floor WC.

The property has been recently extended to a high specification showcasing a beautifully designed living/dining area that warmth and sophistication. Bathed in natural light from expansive skylights, the room features sleek wooden flooring that adds a touch of elegance. A seamless flow leads from the living room to the dining area and the room opens up to a charming outdoor space through beautiful bi-fold doors, blending indoor and outdoor living effortlessly. This space is ideal for entertaining or enjoying quiet moments in an inviting, stylish atmosphere.

The kitchen, conveniently adjacent to the living area and is a culinary masterpiece, seamlessly blending modern elegance with practicality. Featuring sleek, dark cabinetry contrasted by polished countertops, it offers ample storage and workspace for any culinary endeavour. High-end appliances are thoughtfully integrated, ensuring functionality meets style and the addition of a breakfast bar provides casual dining or

meal prep. Underfloor heating has been added to this room adding to the luxury.

Upstairs, the home features three well-proportioned bedrooms, each offering comfort and privacy. The master bedroom serves as a tranquil retreat and has the addition of a shower room, while the additional bedrooms provide flexibility for family, guests, or office space. The bathroom is centrally located for easy access from all bedrooms and is a stylish sanctuary, combining modern design with practical functionality.

STEP OUTSIDE

The rear garden is a lush, green haven, perfect for relaxation and play, with a well-maintained lawn and a versatile garden/bar room.

The garage provides secure additional storage or parking space, complemented by a convenient carport to protect vehicles from the elements.

At the front, the spacious driveway offers ample parking, easily accommodating multiple vehicles and ensuring ease of access. The overall design enhances the home's practicality while maintaining an inviting and tidy appearance.

THE LOCATION

The property is ideally situated in a desirable area known for its convenience and charm. Nestled in a peaceful neighbourhood, it offers easy access to local amenities, including shops, schools, and parks. The location is well-connected with excellent transport links, making it convenient for commuting or exploring nearby attractions. Its position in Stanway provides a harmonious blend of suburban tranquillity and urban accessibility.



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FLOORPLAN

Tollgate Drive

Approximate Gross Internal Area = 102.8 sq m / 1106 sq ft

Garden Room = 12.6 sq m / 136 sq ft

Garage = 8.8 sq m / 95 sq ft

Total = 124.2 sq m / 1337 sq ft (Excluding Carport)

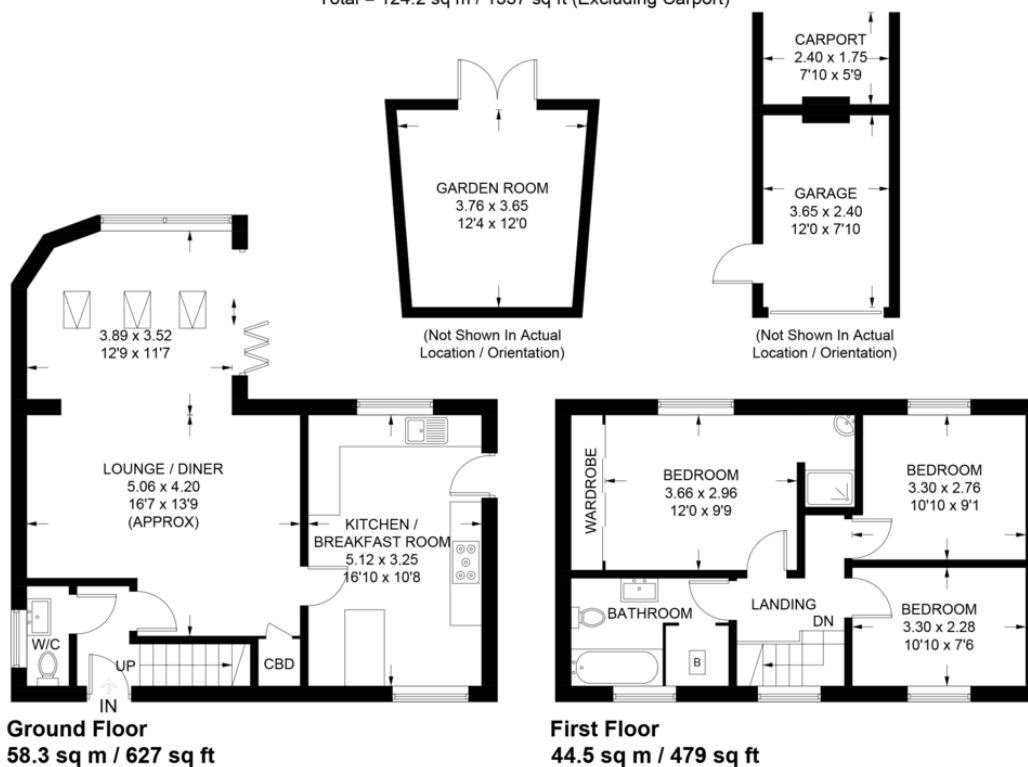


Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

CONTACT

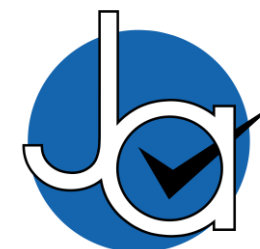
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