



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

Guide Price
£400,000 - £435,000

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ESTATE AGENTS

Cobble Row Stanway Colchester CO3 0GN



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FULL DESCRIPTION

THE LOCATION

Located at Cobble Row, this address sits within a distinguished cul-de-sac in the desirable area of Stanway, Colchester. Known for its peaceful ambiance and premium living, Cobble Row offers a perfect blend of suburban tranquility with easy access to urban conveniences.

The surrounding area is characterised by well-maintained properties and lush greenery, providing a picturesque setting for families and professionals alike.

Stanway itself is a vibrant community with a range of amenities including local shops, cafes, and schools all within easy reach. The property's location also benefits from excellent transport links, with convenient access to major roads and public transportation, making it ideal for commuters.

Nearby parks and recreational areas further enhance the appeal, offering residents plenty of opportunities for leisure and outdoor activities. Cobble Row is truly a prime location that combines the best of peaceful living with the advantage of being close to everything Colchester has to offer.

THE HOME

Inside, residents will find an inviting atmosphere characterised by two spacious reception rooms and a master suite complete with an en-suite bathroom, offering a blend of comfort and style.

Outside, the home is graced with a meticulously landscaped garden providing a serene escape from the bustle of city life. For those in need of additional space, a versatile studio located in the garden presents endless possibilities-whether for a home office, art studio, or personal retreat.

Practicality is further enhanced by a garage and a driveway with extra parking space at the front, accommodating the needs of modern homeowners.

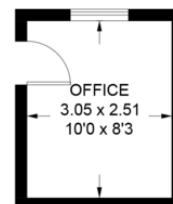


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

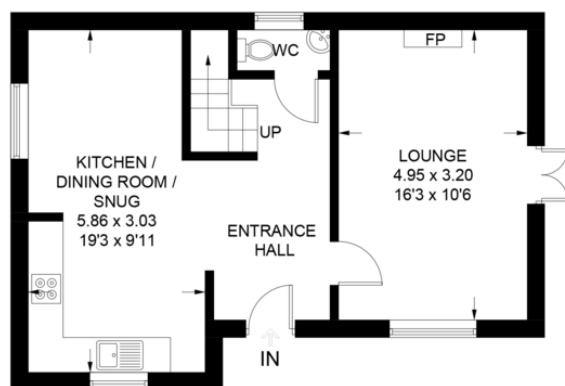
FLOORPLAN

Cobble Row

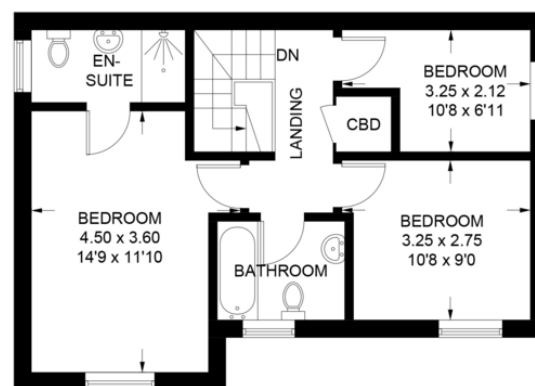
Approximate Gross Internal Area = 91.7 sq m / 987 sq ft
Office = 7.6 sq m / 82 sq ft
Total = 99.3 sq m / 1069 ft



(Not Shown In Actual
Location / Orientation)



Ground Floor
46.0 sq m / 495 sq ft



First Floor
45.7 sq m / 492 sq ft

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

DIRECTIONS

CONTACT

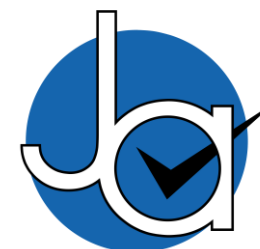
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