



4 bedroom Detached House located in Stanway.

Guide Price
£400,000- £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Tollgate Drive Stanway CO3 0PR

FULL DESCRIPTION

OVERVIEW

****Guide Price £400,000-£435,000****

Welcome to an outstanding four-bedroom detached family home, beautifully positioned in the sought-after area of Stanway. This extended property offers a wealth of spacious living spaces, featuring an open-plan kitchen/dining area with vaulted ceiling, and a gracious living room, four ample double bedrooms, two modern en-suites, a family bathroom, a convenient cloakroom, and a utility room.

STEP INSIDE

Upon entry, the home greets you with a practical porch complete with storage, leading seamlessly into the entrance hall with stairs ascending to the first floor. The hall gives access to the cloakroom, kitchen/dining room, and lounge. A cleverly designed understairs cupboard offers additional storage.

The generous light and airy lounge is perfect for relaxation, boasting windows with views to both the front and side, double doors from the hall, and elegant wood flooring. A highlight of this home is the expansive kitchen/dining room, fitted with stylish shaker-style units and quality worktops. With room for a freestanding range cooker and additional appliances, this room is flooded with light from the vaulted ceiling and French doors opening onto the garden, creating an indoor/outdoor vibe. The adjoining utility room is well-equipped, including a further workspace, storage options, and space for appliances.

Upstairs, the first-floor landing connects to all four bedrooms, the family bathroom, a loft access point, and an airing cupboard. The main bedroom features a luxurious en-suite shower room. Bedroom two also benefits from an en-suite, and both third and fourth bedrooms are spacious doubles with views over the garden.

The family bathroom is elegantly finished with a bathtub, low-level W/C, basin, and ample storage.

STEP OUTSIDE

Outside, the rear garden has been landscaped for easy maintenance with a mix of patio, slate, and decking. A charming pergola adorned with wisteria complements other mature planting, and there is direct access to the garage. A versatile summerhouse is included, equipped with power, lighting, insulation, electric heaters, and WiFi, making it a perfect office or retreat. The front of the property provides off-road parking for at least three vehicles, with additional space by the garage.

LOCATION

This property is ideally located on Tollgate Drive in Stanway, close to excellent schools and amenities such as Tollgate Shopping Centre, and Stane Retail Park. The A12 is just minutes away, and both Colchester North and Marks Tey train stations offer direct routes to London Liverpool Street.

ADDITIONAL INFORMATION

- * Triple Glazing throughout the property
- * Full Fibre Internet
- * Fitted water Softener



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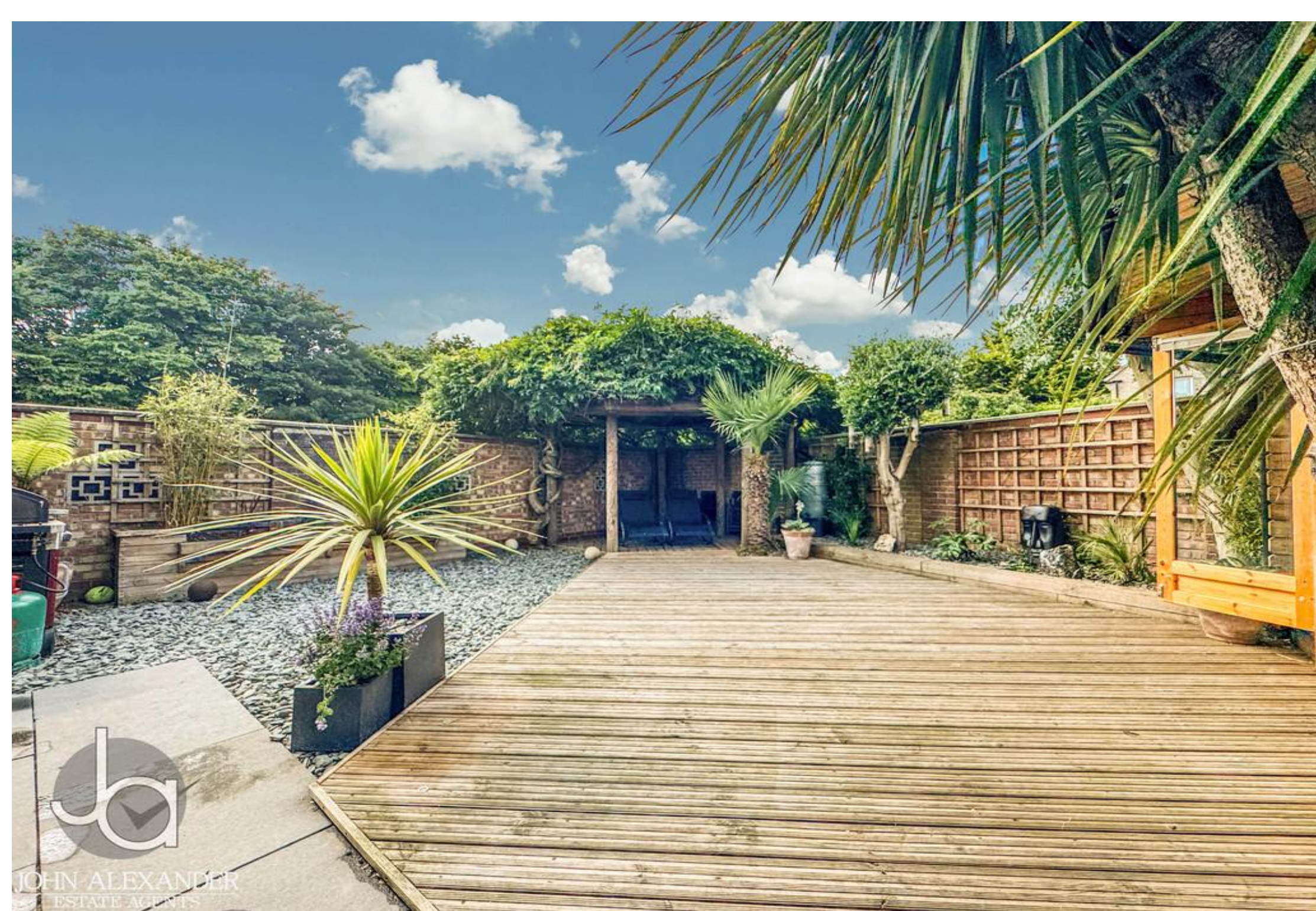


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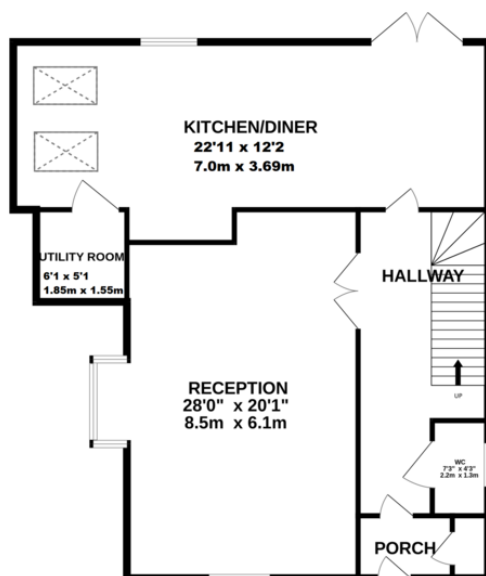


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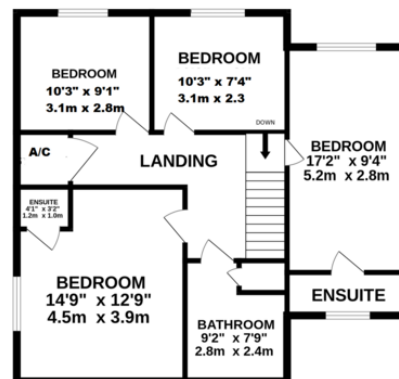


FLOORPLAN

GROUND FLOOR
1290 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.9 sq.m.) approx.

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

CONTACT

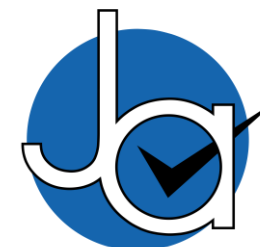
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