



**3 bedroom End  
Terraced  
House located  
in Stanway.**

Guide Price  
£350,000 - £375,000

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**JOHN ALEXANDER  
ESTATE AGENTS**

# St. Albright Crescent Stanway Colchester CO3 0AD



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £350,000 TO £375,000\*\*\*

This modern three-bedroom end-terraced home is offered with no onward chain and is ideally located close to Stanway's shopping district, schools, and excellent transport links. Featuring contemporary open plan living, an en-suite to the principal bedroom, garage, parking, and a low-maintenance garden, it makes an ideal family home.

### STEP INSIDE

Stepping through the front door, you're welcomed by a bright entrance hall with stairs leading up to the first floor and a handy storage cupboard, perfect for keeping everything neatly tucked away. From here, you'll also find the ground floor cloakroom with WC, wash hand basin, and side window.

The heart of the home is the open-plan living space, where the kitchen and lounge flow seamlessly together. French doors and a rear window fill the room with natural light and open directly onto the garden – ideal for both everyday living and entertaining. The modern kitchen is well-designed with fitted units, generous work surfaces, and quality appliances including a built-in oven, four-ring gas hob, integrated fridge/freezer, dishwasher, and extractor fan, with a front-facing window adding yet more light.

Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom enjoys views over the rear garden and features its own stylish en-suite shower room with chrome heated towel rail. The second bedroom sits to the front, while the third overlooks the rear. Completing the layout is a family bathroom, including a bath with shower attachment, bidet, WC, and

wash hand basin, finished with a front-facing window.

### STEP OUTSIDE

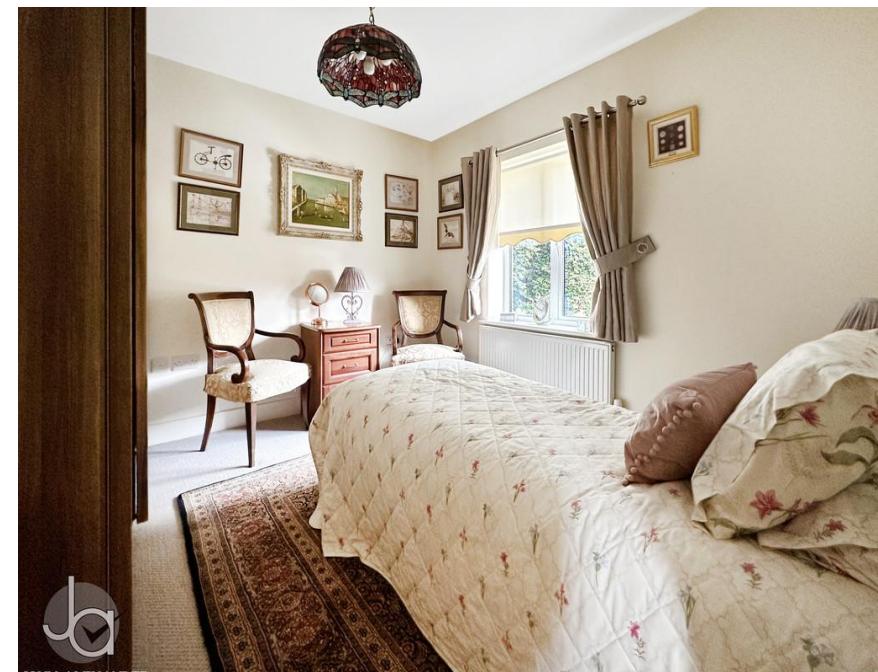
To the rear of the property is a neatly presented, low-maintenance paved garden, ideal for outdoor seating and dining, with raised flower and shrub beds adding colour and character throughout the seasons. A side gate provides convenient access to the garage, which is set within a block and fitted with an up-and-over door. The garage itself is of a generous size, offering secure parking or useful storage space, with an additional parking area directly to the front, making it practical for both residents and visitors.

### LOCATION

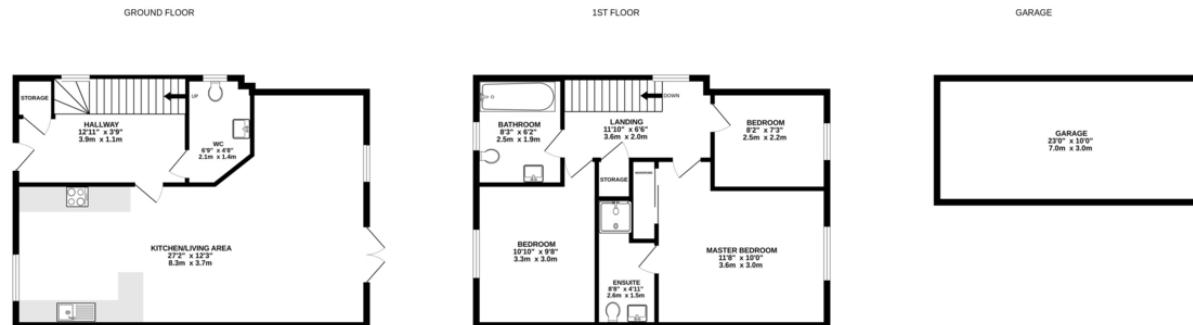
Nestled in a popular and well-established section of Stanway, this property lies within easy reach of excellent local amenities and transport links. Just under a mile away The Stanway School offers convenient secondary education, ideal for families with school-age children. For everyday essentials, a range of local convenience stores are found within a short stroll.

Recreational facilities and leisure opportunities can also be found in Stanway, with the expansive Tollgate shopping district just a few minutes' drive away. There you'll find major retailers such as Sainsbury's, B&Q, Next, and Marks & Spencer, making weekly shopping trips effortless.

Colchester railway station is conveniently close by, providing direct services into London and connections to wider destinations. The property is ideally situated within easy reach of excellent transport links. The A12 is located just a short distance away, providing convenient access towards London, Chelmsford, Ipswich and beyond.



## 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 sales 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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