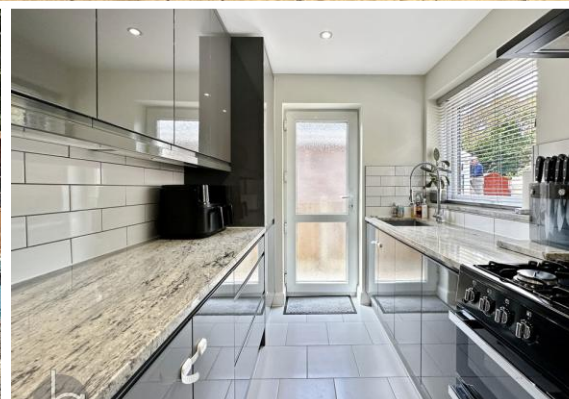


2 bedroom Detached Bungalow located in Stanway.

Guide Price
£325,000 - £350,000

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ESTATE AGENTS

Sweet Briar Road Stanway Colchester CO3



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £325,000 TO £350,000

This well-presented detached bungalow offers stylish and comfortable living in a highly sought-after location. Ideally positioned for easy access to the A12, local amenities, and the vibrant Tollgate Retail Park, the property features a spacious lounge/diner, modern kitchen, two generous bedrooms, and a contemporary family bathroom. Externally, it boasts a large driveway, garage with electric roller door, and a generous enclosed rear garden complete with a summer house.

STEP INSIDE

Immaculately maintained and well presented throughout, the property welcomes you with a spacious entrance hall featuring a handy storage cupboard, setting the tone for the rest of the home. To your left, the inviting lounge/diner is bathed in natural light from a large front window, providing a comfortable and stylish space for relaxing or entertaining guests.

The modern kitchen, accessed from the lounge, boasts sleek granite work surfaces, contemporary gloss-finish units, and quality fixtures including an inset sink with a modern mixer tap. There is ample space for a range-style cooker with an extractor hood, and a door leads conveniently to the side of the property.

Moving through the hallway, you'll find two well-proportioned bedrooms. Bedroom One is a generous double with a large window and door opening onto the rear garden. Bedroom Two, also a comfortable double, enjoys views to the front and is ideal for guests or as a home office.

The attractive family bathroom is finished to a high standard, featuring a P-shaped bath with shower and

screen, a concealed cistern WC, and a wash basin set into a modern vanity unit. Tiled walls and flooring, inset spotlights, and a wall-mounted mirror complete the contemporary look.

DIMENSIONS

Entrance Hall

Lounge / Diner 14' 5" max x 10' 11" max (4.39m max x 3.33m max)

Kitchen 9' 9" x 6' 6" (2.97m x 1.98m)

Bedroom One 12' 5" x 11' (3.78m x 3.35m)

Bedroom Two 9' 11" max x 8' 6" (3.02m max x 2.59m)

Bathroom

STEP OUTSIDE

At the front of the property, a spacious driveway offers ample off-road parking and leads to the garage, which is equipped with an electric roller door for added convenience. A side gate provides easy access to the rear of the home, and the exterior is enhanced by stylish LED lighting to both the front and side.

The generous rear garden is mainly laid to lawn and features a welcoming patio area, perfect for outdoor entertaining. A charming summer house remains as an added bonus, and the entire garden is securely enclosed by panel fencing, ensuring privacy and peace of mind.

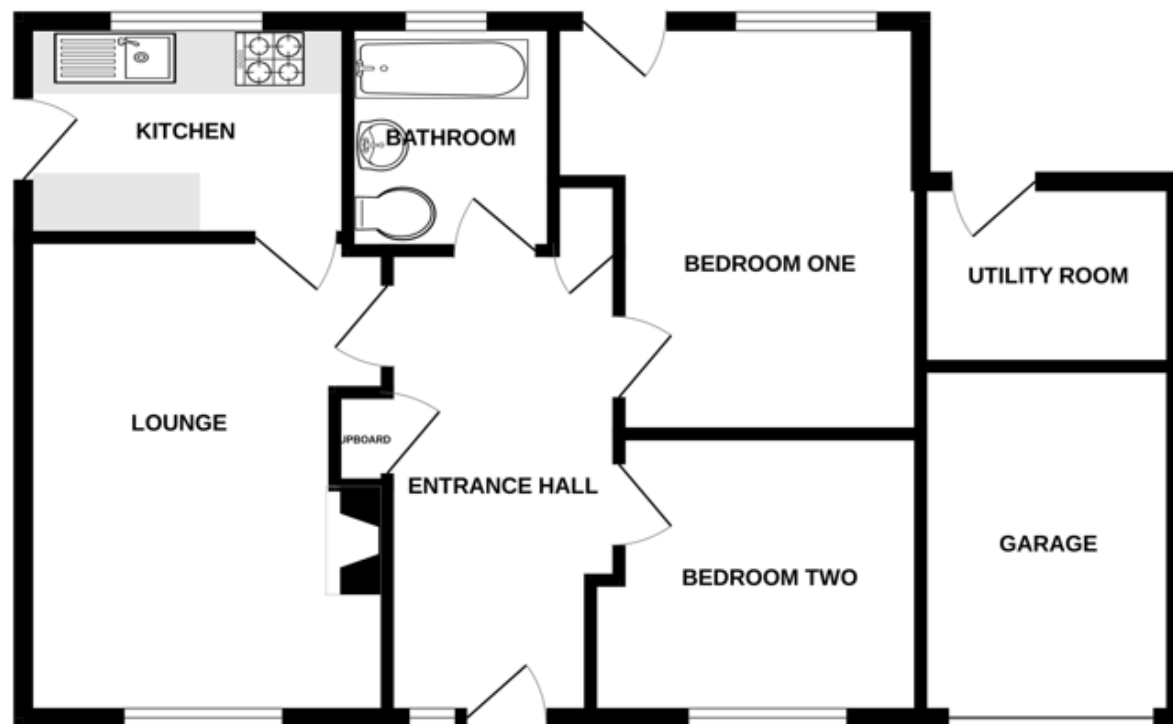
THE LOCATION

Situated in a desirable residential area, Sweet Briar Road, Stanway, enjoys a convenient location close to local shops, schools, and the popular Tollgate Retail Park. With excellent access to the A12 and public transport links, this property offers easy connectivity to Colchester town centre and surrounding areas, making it an ideal choice for commuters and families alike.



FLOORPLAN

GROUND FLOOR



DIRECTIONS

CONTACT

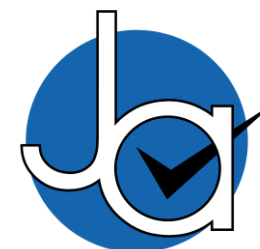
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