



**2 bedroom
Semi-Detached
Bungalow
located in
Stanway.**

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Sommers Road Stanway CO3 4SZ

OVERVIEW

** GUIIDE PRICE £400,000 - £435,000 **

John Alexander are pleased to present this stylish and extended two-bedroom bungalow, located in the heart of Prettygate. The property offers flexible single-storey living, featuring a modern kitchen and dining area, two insulated outbuildings ideal for year-round use, off-road parking, and attractive, low-maintenance gardens. A rare opportunity in a sought-after location - early viewing is highly recommended.

STEP INSIDE

Upon entering the hallway, you are welcomed into a thoughtfully designed home offering flexible single-storey living.

The spacious living room benefits from generous windows that flood the space with natural light, creating a warm and inviting atmosphere.

The modern kitchen features sleek white cabinetry, providing ample storage and worktop space, while large windows ensure the room is equally bright and airy. The kitchen flows seamlessly into a dining area, which offers direct access to the garden.

The property includes two well-proportioned bedrooms and a family bathroom. For added comfort, the home benefits from air conditioning, ensuring a pleasant indoor climate throughout the seasons.

STEP OUTSIDE

Outside, the home boasts a beautifully maintained private garden, thoughtfully designed for low-maintenance enjoyment. The garden also features two insulated outbuildings, one including a shower room, ideal for year-round use.

Additional highlights include off-road parking and a rare opportunity to acquire a home in such a sought-after location.

DIMENSIONS

Entrance Hall

Living Room / Bedroom: 14' 10" x 10' 10"

Kitchen: 13' 0" x 8' 10"

Dining/Family Room: 15' 0" x 10' 0"

Bedroom: 12' 0" x 9' 10"

Bedroom: 9' 11" x 9' 10"

Bathroom: 5' 10" x 5' 0"

Converted Garage: 17' 1" x 8' 0"

Office / Annexe: 17' 11" x 11' 1"

Office / Annexe Shower Room: 11' 1" x 3' 11"

LOCATION

Located in the sought-after residential area of Prettygate, this property benefits from excellent local amenities including supermarkets, cafés, and green spaces including Prettygate Woods, alongside highly rated schools such as Home Farm Primary and Philip Morant School, with convenient transport links to Colchester town centre and the University of Essex, and just a short drive from Tollgate Retail Park, offering a wide range of major outlets and dining options, ideal for families and professionals alike.



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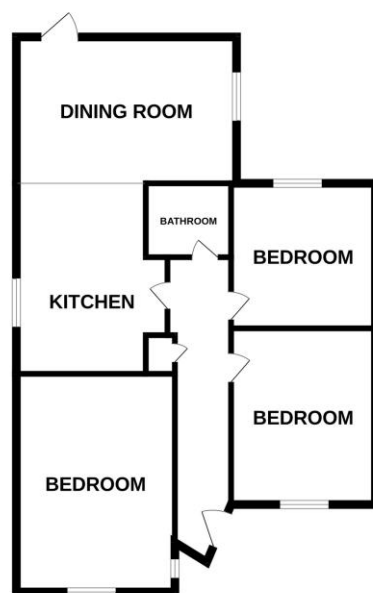
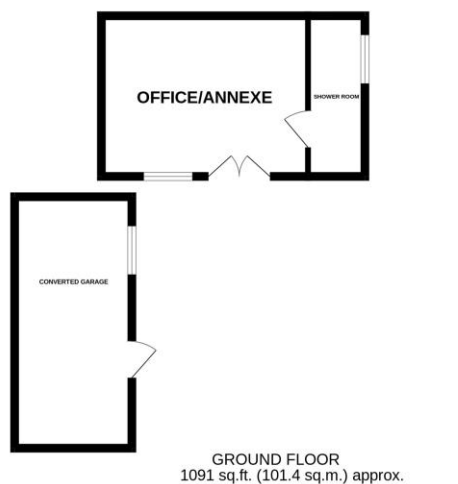


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FLOORPLAN



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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CONTACT

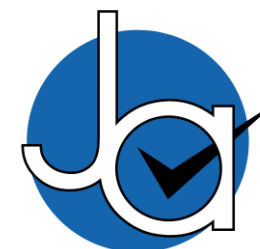
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