



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

**Guide Price  
£325,000 - £350,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Stable Close

## Stanway

### Colchester

#### CO3 0UG

### FULL DESCRIPTION

#### OVERVIEW

\*\*\*GUIDE PRICE £325,000 TO £350,000\*\*\*

Nestled in the charming neighbourhood of Stanway Stable Close is a stunning residence that embodies both comfort and sophistication. This immaculate home greets you with a warm sense of welcome, featuring a contemporary façade that harmonizes beautifully with its serene surroundings. The property comprises of three bedrooms, an open-plan kitchen/diner/living room, a conservatory, downstairs WC and garage.

#### STEP INSIDE

As you step through the front door, you are welcomed by a welcoming entrance hall, setting the tone for the elegance that unfolds throughout this delightful home. To your right, a conveniently located WC serves the ground floor, ensuring practicality meets style.

The expansive lounge/diner is an inviting haven, large windows illuminate the space with natural light, while the adjoining conservatory offers an extension to the living area, seamlessly blending indoor and outdoor living.

Enter into the kitchen, where modern elegance meets practical design. This culinary space features refined grey cabinetry that harmonizes beautifully with sleek countertops, offering a seamless blend of style and functionality. The tasteful herringbone backsplash adds a touch of sophistication, capturing the eye and elevating the overall aesthetic.

State-of-the-art appliances are thoughtfully integrated, ensuring a smooth workflow for all your culinary endeavours and there is an abundant storage and ample countertops.

Connected to the kitchen is the integral garage, providing secure parking and additional storage solutions, or offering potential for conversion into further living space.

Ascend to the first floor where you'll find three generously proportioned bedrooms, and a modern family bathroom featuring marble-effect tiles, a vanity unit, bathtub and sleek fixtures, it's both elegant and practical.

#### DIMENSIONS

Entrance Hall

Ground Floor Cloakroom

Lounge/Diner 14'11" x 11'7"

Kitchen 15' x 7'11"

Bedroom One 11'6" x 8'6"

Bedroom Two 11'6" x 8'6"

Bedroom Three 8' x 6'

Bathroom

#### STEP OUTSIDE

The garden is a charming and versatile outdoor haven. Enclosed by a tasteful newly fitted wooden fence, it provides a sense of privacy and security and the lawn offers plenty of space for play or relaxation, while two neatly tiled patio areas can be used for al-fresco dining. Out the front the property benefits from multiple parking and several off-road.

#### THE LOCATION

Stable Close offers the perfect blend of tranquillity and convenience. This desirable location provides easy access to a variety of local amenities, including supermarkets, cafes, and parks, making daily errands and leisure activities a breeze.



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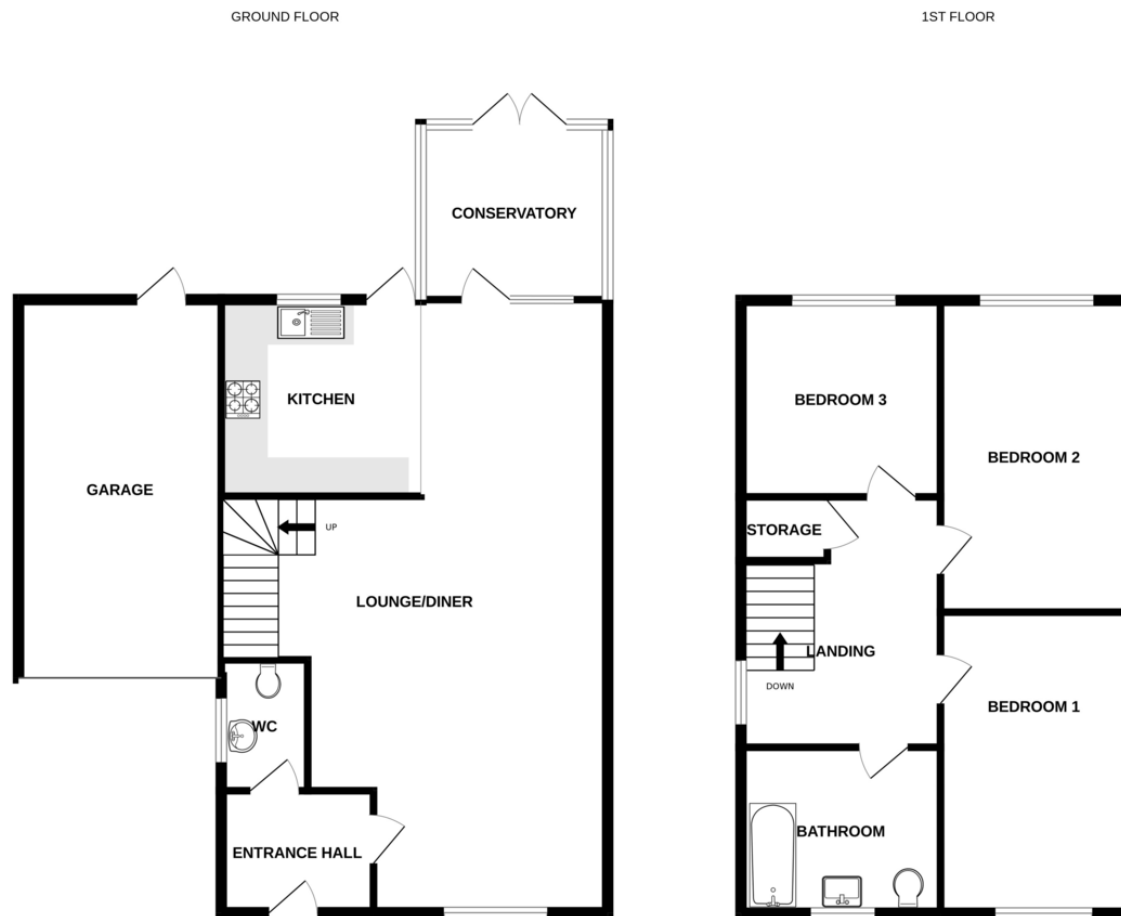
Families will appreciate the proximity to reputable schools and community facilities, ensuring a nurturing environment for children. Excellent transport links make commuting simple, with nearby access to major roads and public transportation options connecting you to Colchester and beyond. In addition, the property benefits from being situated in front of a field, great for walking the dogs and letting the children play.

### **FURTHER INFORMATION**

- Brand new Baxi combination boiler installed last month
- New radiators throughout
- Garden makeover (new fence throughout, 2x patio areas)
- Quiet surroundings



## 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 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

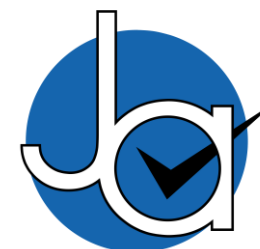
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