



## Ploughmans Headland, Stanway

A well presented and spacious 4-bedroom semi-detached family home in a quiet and desirable cul-de-sac in Stanway, Colchester.

Guide price £425,000

# Ploughmans Headland

Stanway, Colchester, CO3



- 4 bedroom semi-detached home
- Landscaped sunny garden
- Quiet cul-de-sac location in Stanway
- Off street parking
- Sociable and open plan layout
- Garage

## The Property

Upon entering, you'll immediately appreciate the well-designed sociable and open plan layout of the ground floor. The centrepiece is a spacious and open plan kitchen/dining room, perfect for entertaining friends and family. Sunlight floods into the room via double doors that open onto the garden, whilst tiled flooring running underfoot adding a contemporary feel. Adjacent is a second reception room currently being used as a home office, also with double doors leading onto the garden creating a truly stunning entertaining space. There is also a guest cloakroom, utility room and internal access to the garage.

The separate living room is well presented and provides the perfect place to unwind at the end of the day. The room is generously sized and carpeted.

On the first floor, there are four bedrooms, and a family bathroom. The principal bedroom, with ample inbuilt storage space, also has the benefit of having an ensuite with a shower, WC and basin whilst the remaining 3 bedrooms are all double bedrooms.

## The Outside

The property is fronted by a paved driveway providing off street parking for multiple vehicles. The garage provides further off street parking or ample storage space. To the rear, there is a good sized, sunny, landscaped garden with a paved patio area perfect for outside dining as well as an area laid to lawn. The garden is well presented and easy to maintain with a gate providing side access.

## The Area

Stanway is known for its peaceful and family-oriented lifestyle. It boasts a mix of modern housing developments, green spaces and a friendly community atmosphere. Residents can enjoy a balance between suburban tranquility and easy access to urban amenities. The area is ideal for families and individuals seeking a quiet environment while remaining close to the conveniences of Colchester.

Stanway benefits from a range of amenities, including shopping options like Tollgate Retail Park, which features a variety of stores, restaurants, and entertainment facilities. You'll find supermarkets, local shops, healthcare centres, and schools. Additionally, the nearby Colchester Zoo is a popular attraction for families.

Stanway offers excellent transport links, making it easy to connect to other parts of Colchester and beyond. The A12 dual carriageway is easily accessible, providing a direct route to London and Ipswich. Colchester's city centre is just a short drive away, where you can access mainline train services to London Liverpool Street as well as Marks Tey train station. Buses also run regularly through the area.

## Further Information

Tenure: Freehold

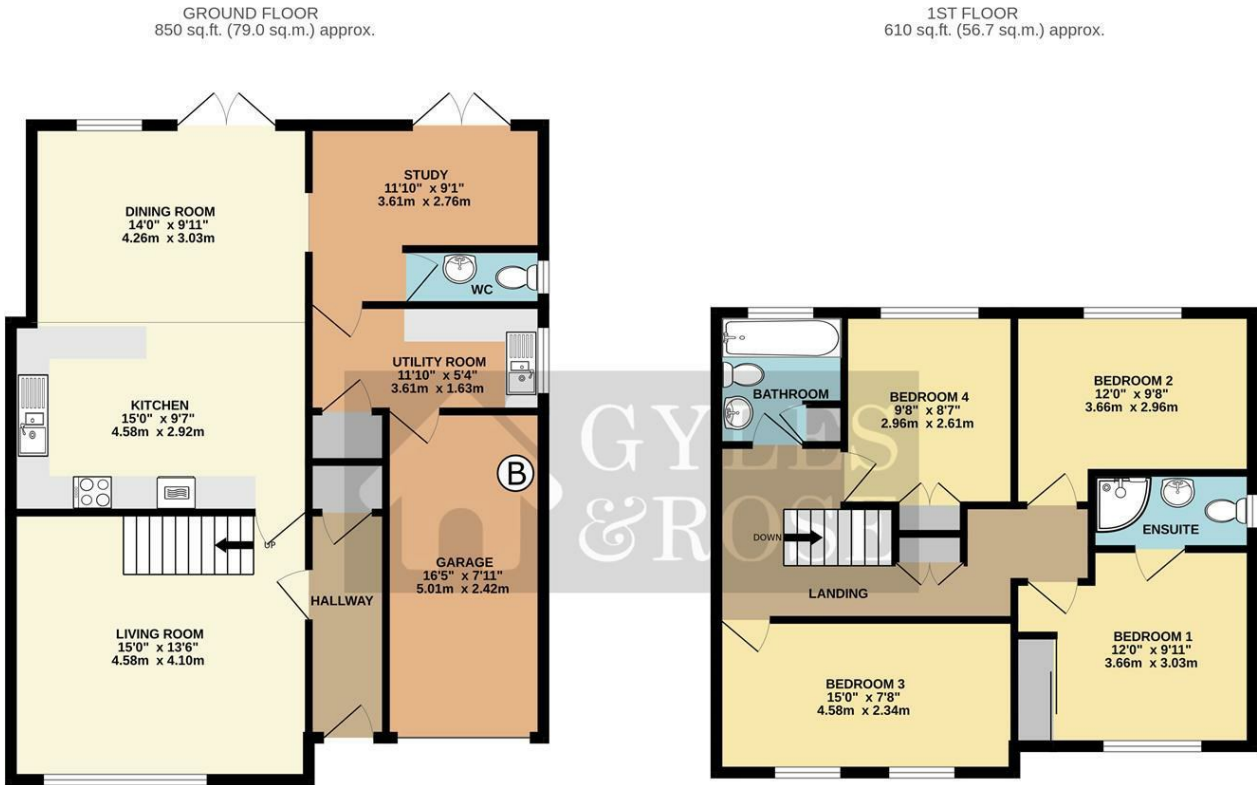
Council Borough: Colchester

Council Tax Banding: C





# Floor Plan



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 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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