



Otter Place, Stanway, Colchester

****Guide Price £300,000 - £325,000****

Modern semi-detached home in Stanway with bright, stylish interiors, private garden, off-road parking, and excellent local schools. Close to shops, parks, and direct trains to London, perfect for young families or commuters!

Guide price £300,000

Otter Place

Stanway, Colchester, CO3



- Modern semi-detached home positioned on a quiet cul-de-sac
- Principal with en-suite
- Great local schools
- Easy access to the City centre
- Bright, spacious living room
- Off road parking
- Easy access to London
- Open-plan kitchen/diner with garden access
- Generous garden
- Near to Tollgate retail park

The Property

A charming and contemporary semi-detached home nestled in a sought-after Stanway development. With approximately 708 sq. ft. of versatile living space, this home is immaculately presented throughout and perfect for first-time buyers, young families, or downsizers seeking comfort and modern living.

Step inside to a welcoming entrance hall, leading to a generously proportioned living room with a large window filling the space with natural light. The stylish, open-plan kitchen/diner is well-equipped with integrated appliances, ample cupboard space, and a sleek design, offering plenty of room for dining and entertaining. Double patio doors open seamlessly onto the rear garden.

Upstairs, the home comprises two double bedrooms, with the primary bedroom benefiting from an en-suite shower room, plus a modern family bathroom fitted with contemporary tiling and fixtures. A convenient downstairs WC completes this well-designed home.

The Outside

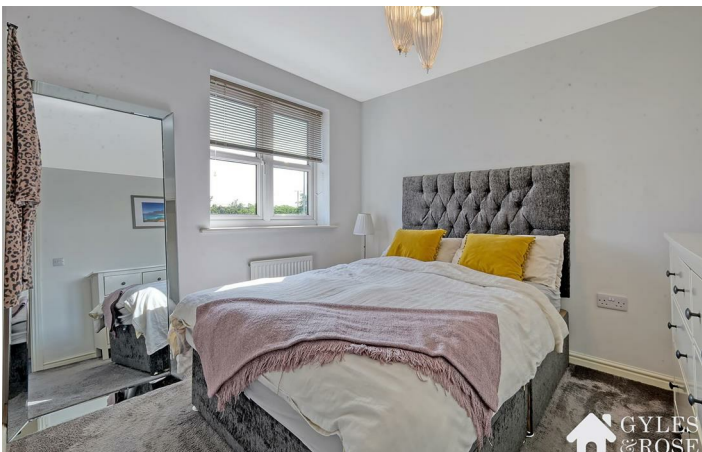
To the front, the property features a private driveway, providing off-road parking. A side gate offers access to the generously sized rear garden, perfect for children and pets, featuring a lawn, patio seating area, and a wooden storage shed. Established shrubs and planting add colour and privacy, while the fully fenced boundaries ensure a secure and family-friendly space.

The Area

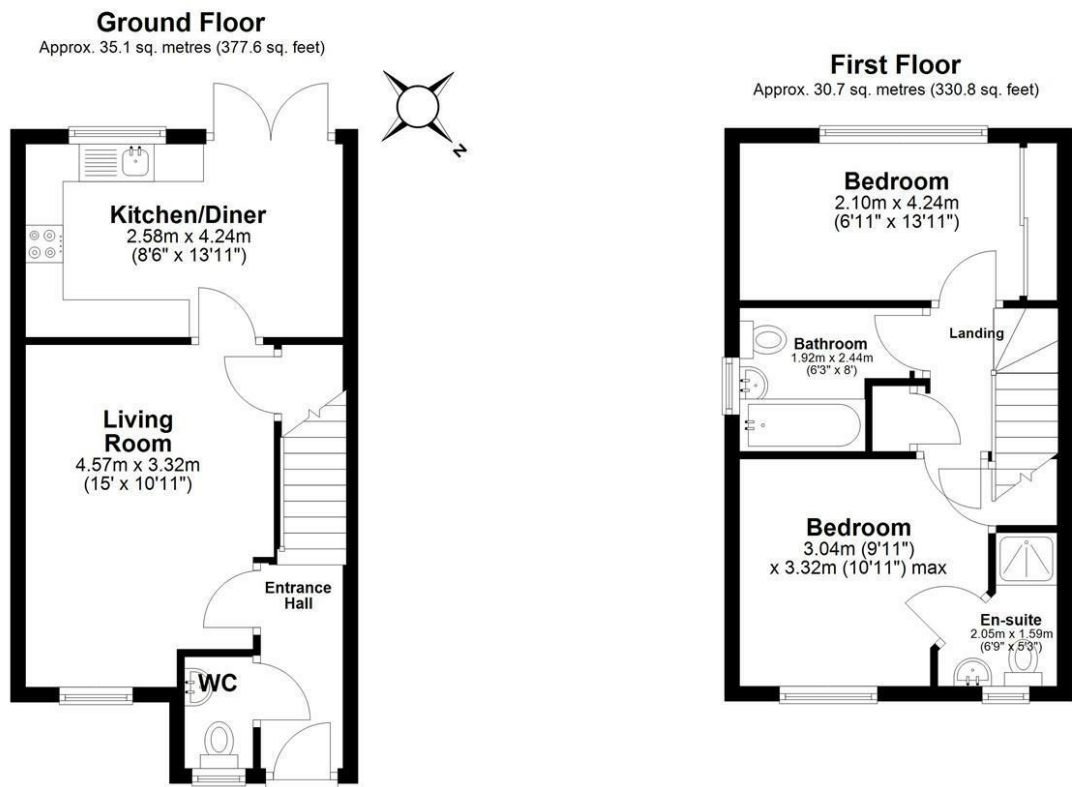
Stanway offers a vibrant community with excellent local schools including Stanway Primary and The Stanway School, making it ideal for families. Commuters benefit from superb transport links via the A12 and nearby Marks Tey Station, offering fast services to London Liverpool Street. For leisure and entertainment, residents enjoy the popular Tollgate Retail Park, Colchester Zoo, Lexden Park, and easy access to Colchester's historic town centre with its castle, shops, and restaurants.

Further Information

Tenure: Freehold
Plot: 0.05 Acres
Council Tax: Colchester Band C
Construction: Brick
Mains water, gas, electricity and sewerage.
Seller position: Need to secure an onward purchase
Estate Management Fee: Approx. £179 PA



Floor Plan



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