



3 bedroom Semi-Detached House located in Stanway.

Guide Price
£325,000 - £350,000

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JOHN ALEXANDER
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Magpie Chase Stanway Colchester CO3 8WB



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FULL DESCRIPTION

THE PROPERTY

*** GUIDE PRICE OF £325,000 - £350,000 ***

A beautifully presented, modern three-bedroom semi-detached home situated in a highly sought-after location with excellent access to local shops, amenities, schools, and the A12.

The property benefits from gas-fired radiator heating and double-glazed windows throughout, opening into an inviting entrance hall with under-stairs storage and a convenient cloakroom with a low-level WC and wash hand basin.

At the heart of the ground floor is a bright and spacious lounge/dining room and kitchen, which features a built-in storage cupboard and double French doors leading directly out to the rear garden, alongside a modern kitchen fitted with a range of matching eye and base level units, an inset gas hob with extractor over, an electric oven, and ample space for utility appliances. The property also benefits from being extended with a conservatory.

Upstairs, the first-floor landing leads to a peaceful master bedroom overlooking the garden, complete with a private, tiled en-suite shower room.

Two further generously proportioned bedrooms sit to the front of the property, all served by a modern family bathroom comprising a panel-enclosed bath with shower attachment, a pedestal wash hand basin, and a low-level WC.

OUTSIDE AND LOCATION

The property is approached by a paved driveway leading to a garage with an up-and-over door, complete with power and electricity connected. The rear garden commences with a patio area, with the remainder mainly laid to lawn and enclosed by wooden panel fencing.

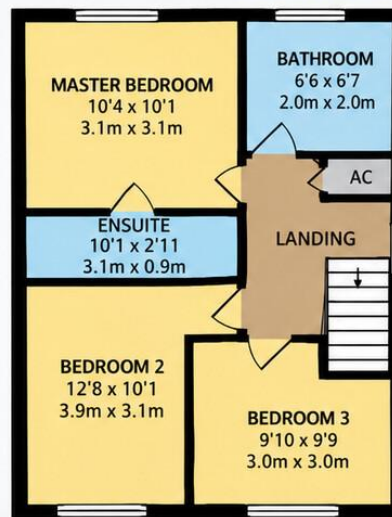
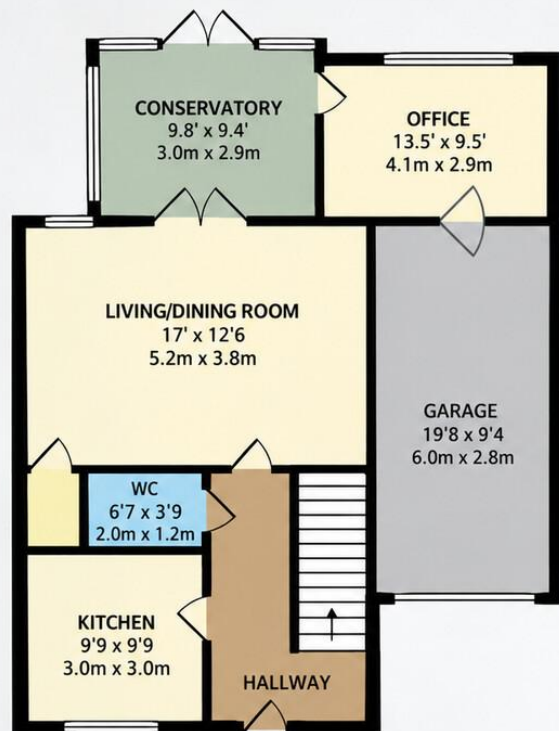
A separate door provides access into a partly partitioned garage space, offering ideal potential for a home office.

Situated in the ever-popular district of Stanway, the home is known for highly regarded schooling and excellent local amenities. Both Stanway Primary and Secondary schools are within walking distance, and the A12 dual carriageway is close to hand. Regular bus services offer easy access to Colchester city centre and Chelmsford, while Marks Tey mainline station, providing direct links to London Liverpool Street, is just a short drive away.

Excellent everyday amenities are also close by along Blackberry Road and Peartree Road, as well as the Tollgate Retail Park.



FLOORPLAN



TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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