



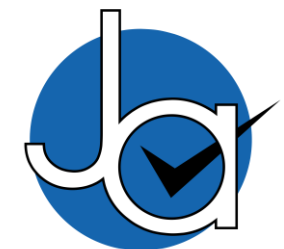
# 3 bedroom Semi-Detached House located in Stanway .

Guide Price  
£325,000 - £350,000

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# Bale Close Stanway CO3 9XP

## FULL DESCRIPTION

### OVERVIEW

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

We are pleased to present this modern extended three-bedroom semi-detached house, ideal for family living. The property features a spacious kitchen/dining/family room with doors opening directly onto the private garden, as well as a separate lounge and study. It is in a popular area with excellent transport links close by.

### STEP INSIDE

Enter the property through the entrance hall, which leads to the lounge. Thanks to its large front-aspect window, this space is filled with natural light.

The extended kitchen diner and family room offers excellent storage and workspace, complete with two Velux windows and French doors that lead into the garden, making the room both spacious and bright. Additionally, the property benefits from a downstairs cloakroom.

The first floor comprises three good-sized bedrooms and a family bathroom.

### STEP OUTSIDE

The converted garage, accessed via the garden, offers additional and flexible living space suitable for a study, home office, gym, or games room.

The well-presented rear garden is mainly laid to lawn, with a patio area and a path leading to the converted garage. To the side of the property, there is access to the garage with off-road parking available in front.

### LOCATION

As well as being close to local amenities, Stanway benefits from excellent transport links. Close to the A12, ensuring easy access to Colchester, Chelmsford, and beyond. A short drive away is Colchester North railway station providing regular train services to London Liverpool Street, making it ideal for commuters.

Stanway Primary School and Stanway School, have received positive Ofsted ratings. Colchester Royal Grammar School and Colchester County High School for Girls are renowned grammar schools in nearby Colchester, offering academically selective education.

### DIMENSIONS

Lounge 3.48 x 5.30  
Kitchen Diner 5.73 x 4.05  
Cloakroom 0.88 x 3.28  
Bedroom 1 2.61 x 4.12  
Bedroom 2 2.56 x 3.28  
Bedroom 3 2.72 x 1.80  
Bathroom  
Study 2.27 x 3.32



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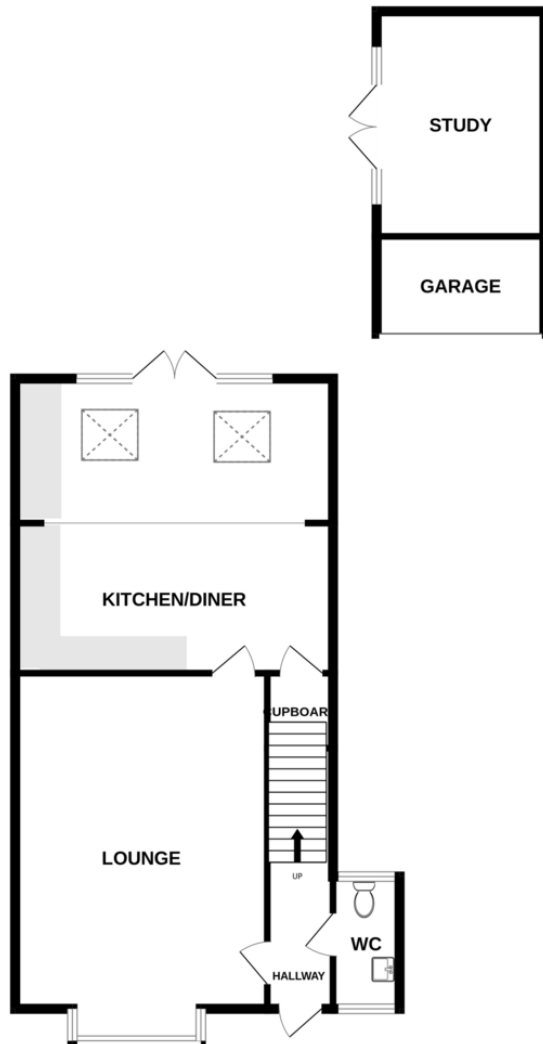
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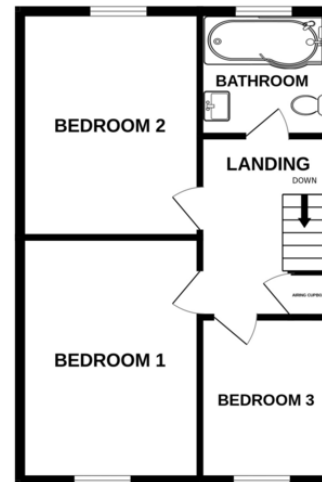


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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

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