

oakheart



£375,000
Guide Price
Otter Place, Stanway, Colchester

Guide Price: £375,000 - £400,000

Offered with no onward chain, this beautifully presented three-bedroom family home occupies a desirable position within the popular Stanway area of Colchester and is ready for immediate occupation. The property is well-maintained throughout, offers stylish practical living space making it an ideal purchase for families, professionals and those looking to upsize.

Upon entering, a welcoming entrance hall provides access to a convenient ground floor cloakroom and useful storage cupboard. The spacious living room enjoys excellent natural light and offers a comfortable space for relaxing and entertaining. To the rear of the property, the impressive kitchen/dining room spans the width of the home,

featuring ample worktop and storage space alongside room for a family dining table, with double doors opening onto the garden and creating the perfect setting for both everyday living and social occasions.

The first floor comprises three well-proportioned bedrooms. The generous principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout provides flexibility for growing families, home working or guest accommodation.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and family enjoyment, whilst residents will appreciate the excellent location within Stanway. A wide range of amenities are nearby including at Stane retail park: shopping facilities,

supermarkets, restaurants and leisure facilities. The property is also conveniently positioned for access to highly regarded schooling, the A12, Marks Tey Station and Colchester City Centre.

The property benefits from a tandem driveway to the side of the property.

Agent's Note

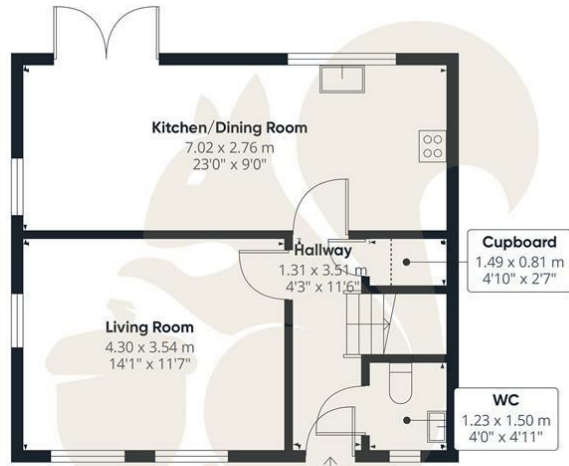
Please note there is an estate management fee payable to Sapphire of £179 pa. Please note the property has been virtually staged.



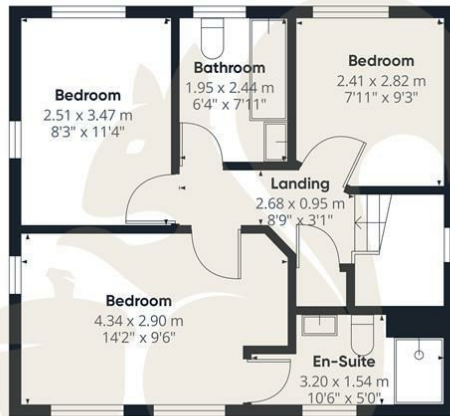








Ground Floor



Floor 1



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GLA¹⁾
92.96 m²
1000.63 ft²

Total
92.96 m²
1000.63 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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