3 bedroom Semi-detached house located in Stanway.

Guide Price
£325,000 - £350,000

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Tollgate Drive
Stanway
CO3

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FULL DESCRIPTION

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

John Alexander Estate Agents are delighted to present this spacious and versatile three-bedroom detached home, ideally located in a quiet and desirable residential area. Thoughtfully laid out and full of natural light, this property offers generous living accommodation across two floors, making it a perfect choice for families or professionals seeking comfort, flexibility, and convenience. The property is offered vacant possession for future buyers as well.

This charming home combines practicality with comfort and is ready to welcome its next owners. Early viewing is highly recommended-contact us today to arrange your appointment.

STEP INSIDE
Upon entering the property, you're welcomed into an entrance hall, complete with a cloakroom and an electric heater. The hall leads into a generously sized living room, with two windows allowing light to flood the space. The staircase to the first floor is tucked neatly within this room, adding to its open and inviting feel.

Double doors open into a separate dining room, ideal for hosting family meals or entertaining guests. To the left of the dining room, the kitchen offers ample space and a practical layout. To the right, French doors lead into a spacious conservatory, providing a quiet place to relax while enjoying views of the garden. This versatile space is perfect for year-round use, thanks to its generous proportions and additional set of French doors that open directly onto the rear garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each fitted with radiators to ensure comfort throughout the seasons. The principal bedroom benefits from floor-to-ceiling built-in wardrobes, offering excellent storage without compromising on space. A separate study provides a quiet space for remote working or hobbies. The family bathroom is well-appointed, featuring both a bath and a shower over the bath, a heated towel rail, and a large window that fills the room with natural light.

STEP OUTSIDE
To the rear of the property, a private garden offers a peaceful outdoor haven, complete with side access to the detached garage and ample storage space.

The garage itself is fitted with an electric door and a convenient side entrance, making it both secure and accessible.

At the front, a neat garden adds curb appeal, while the large driveway provides off-road parking for up to three vehicles.

DIMENSIONS

Lounge 4.3m x 5.2m (14'1 x 17'1)
Dining Room 2.3m x 3.2m (7'7 x 10'6)
Kitchen 2.2m x 3.3m (7'3 x 10'10)
Bedroom One 3m x 3.2 (10'6)
Bedroom Two 2.8m x 3m (9'2 x 9'10)
Bedroom Three 2.3m x 3.3m (7'7 x 10'10)

LOCATION

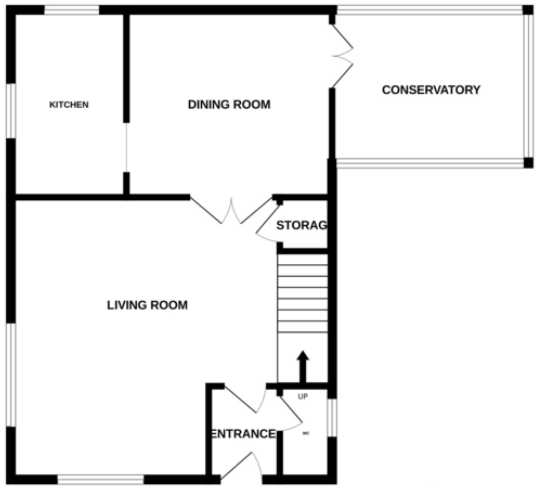
The area offers a wealth of amenities, from local shops to leisure facilities, including Colchester Leisure World, and nearby green spaces such as Lexden Park and Highwoods Country Park. Stanway benefits from excellent transport links, close to the A12, ensuring easy access to Colchester, Chelmsford, and beyond. A short drive away is Colchester North railway station providing regular train services to London Liverpool Street, making it ideal for commuters.

For education, Stanway Primary School and Stanway School (secondary), both have received positive Ofsted ratings, reflecting their quality of education. Additionally, Colchester Royal Grammar School and Colchester County High School for Girls are renowned grammar schools in nearby Colchester, offering academically selective education.

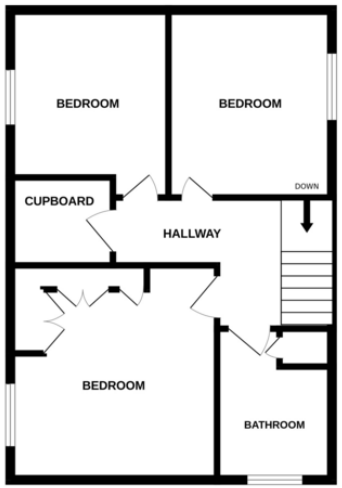
Tollgate Drive, Stanway, CO3

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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