



## 3 bedroom Detached Bungalow located in Stanway.

Guide Price  
£475,000 - £500,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Wheatfield Road Stanway Colchester CO3 0YJ

## OVERVIEW

\*\* GUIDE PRICE £475,000 to £500,000 \*\*

John Alexander are delighted to present this beautifully extended three-bedroom bungalow, featuring a spacious open-plan kitchen, dining and lounge area, along with an en-suite to the master bedroom. The property also boasts a generous private rear garden and a detached double garage, making it the perfect choice for those seeking a stylish, ready-to-move-into home with space to relax and entertain. Situated in a desirable location close to excellent schools, local amenities and convenient transport links, this home offers the ideal blend of modern living and everyday practicality.

## STEP INSIDE

The home has been thoughtfully updated throughout, blending contemporary design with a warm and inviting feel. At the heart of the property is a stunning open-plan kitchen, dining and lounge area, a space designed for both everyday living and entertaining. Bi-fold doors open directly onto the garden, creating a seamless connection between indoors and outdoors and flooding the space with natural light.

The layout flows effortlessly, with a welcoming hallway leading to a spacious lounge that provides a perfect retreat for relaxing evenings. The master bedroom enjoys its own en-suite, while two further bedrooms offer flexibility for family, guests or a home office. A stylish bathroom and practical storage complete the interior.

## STEP OUTSIDE

The property enjoys a generous, private garden complemented by a spacious patio, perfect for outdoor dining and relaxation. At the front, a private driveway leads to a detached double garage, providing ample parking and storage.

Every detail of this home has been carefully considered, creating a stylish and comfortable space that's ready to move into and enjoy.

## DIMENSIONS

Master Bedroom: 5.58m x 3.49m (18' 3.7" x 11'5.5")

Ensuite for master: 2.43 x 2.83m (7' 11.7" x 9' 3.4")

Bedroom 2: 3.61m x 4.08m (11'10" x 13' 4.6")

Bedroom 3: 2.83m x 3.04m (9' 3.4" x 9' 11.7")

Family bathroom: 3.61m x 1.79m (11' 10" x 5' 10.5")

Kitchen/Dining/Lounge: 9.91m x 5.51m (32' 6" x 18' 1")

## LOCATION

Stanway is a highly sought-after area on the western edge of Colchester offering a wealth of local amenities, including major supermarkets, retail parks, restaurants, and leisure facilities. For those who love the outdoors, there are several parks and green spaces nearby, perfect for walking and family activities.

Education is a strong point in Stanway, with well-regarded schools such as Lakelands Primary School, St Teresa's Catholic Primary School, and Stanway Primary School serving younger children. For secondary education, The Stanway School is rated "Good" and is a popular choice locally, while other options in Colchester provide further choice for families.

Transport links are excellent, with easy access to the A12 for London and Ipswich, and the Marks Tey railway station just a short drive away, offering regular services to London Liverpool Street. Local bus routes also connect Stanway to Colchester town centre and surrounding villages, making commuting and travel straightforward.



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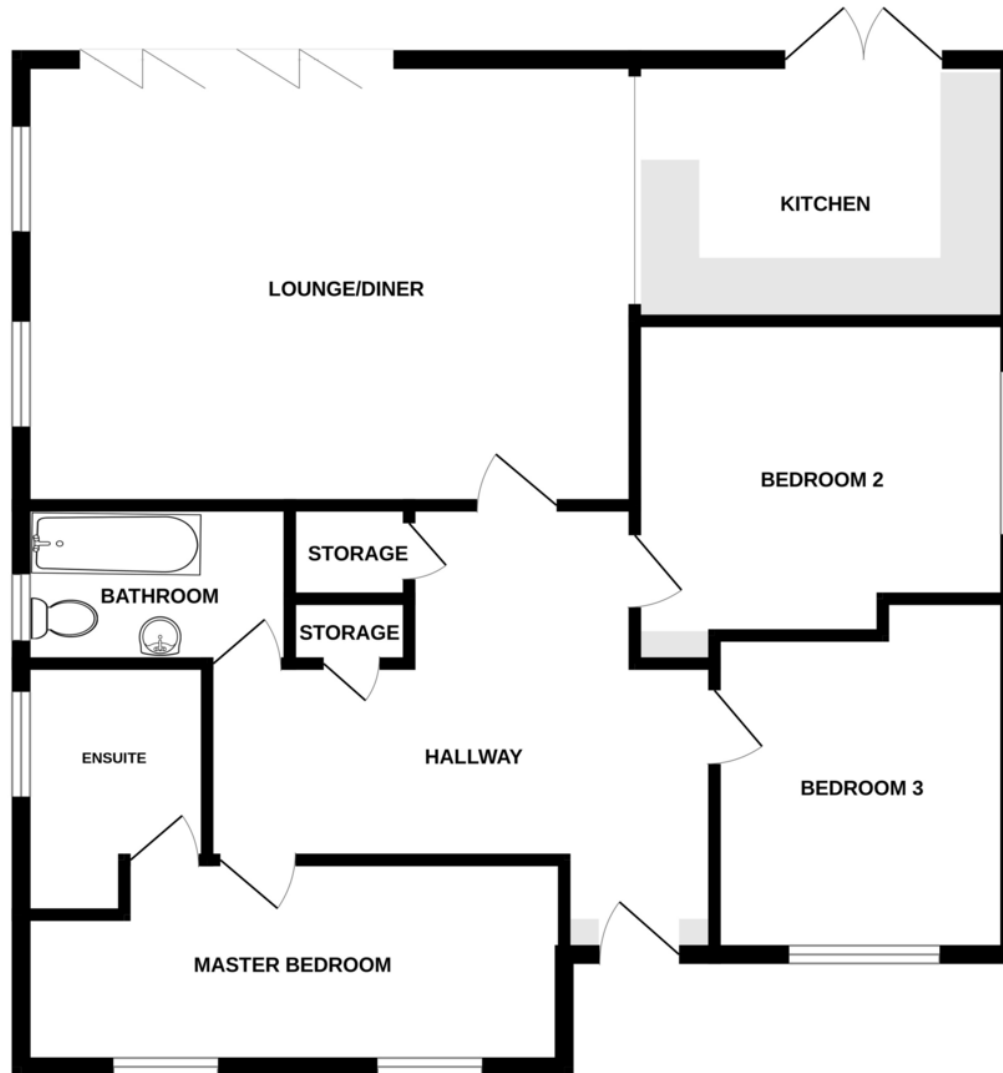
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## FLOORPLAN

### GROUND FLOOR



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