

oakheart

£270,000

Guide Price

Martin Hunt Drive, Stanway, Colchester

Guide Price £270,000 to £280,000

Beautifully presented throughout, this contemporary two bedroom home offers stylish, low maintenance living in a highly sought after Stanway location. Perfectly suited to first time buyers, professional couples, downsizers or investors, the property combines attractive modern interiors with a private rear garden, driveway parking for two vehicles and a useful carport.

From the moment you step inside, the property offers a welcoming and well considered layout. The entrance hallway leads through to a convenient ground floor cloakroom before opening into the principal living accommodation.

The spacious lounge provides a comfortable and inviting reception space, with plenty of room for both relaxing and entertaining. To the rear, the impressive fitted kitchen offers a stylish range of units, generous work surfaces and excellent functionality, with direct access onto the rear garden creating a natural flow between the indoor and outdoor spaces.

Upstairs, the accommodation continues to impress with two well proportioned bedrooms. The principal bedroom benefits from useful built in storage, while the second bedroom provides excellent flexibility as a guest room, nursery or home office. A contemporary family bathroom completes the first floor.

Outside, the enclosed rear garden has been designed with low maintenance living in

mind, featuring an area of lawn together with an initial decking area, creating an ideal spot for outdoor seating, entertaining or simply enjoying the warmer months.

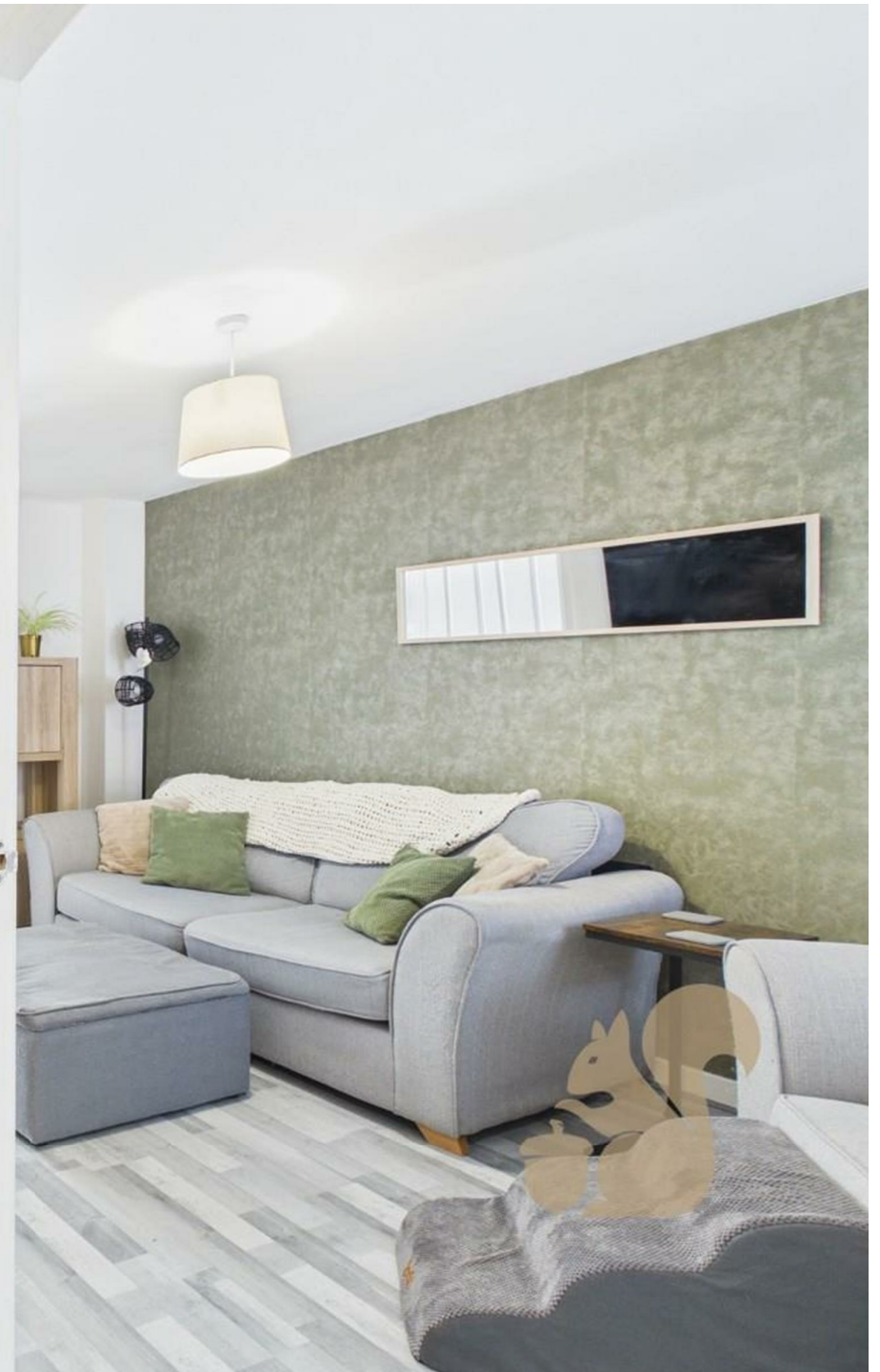
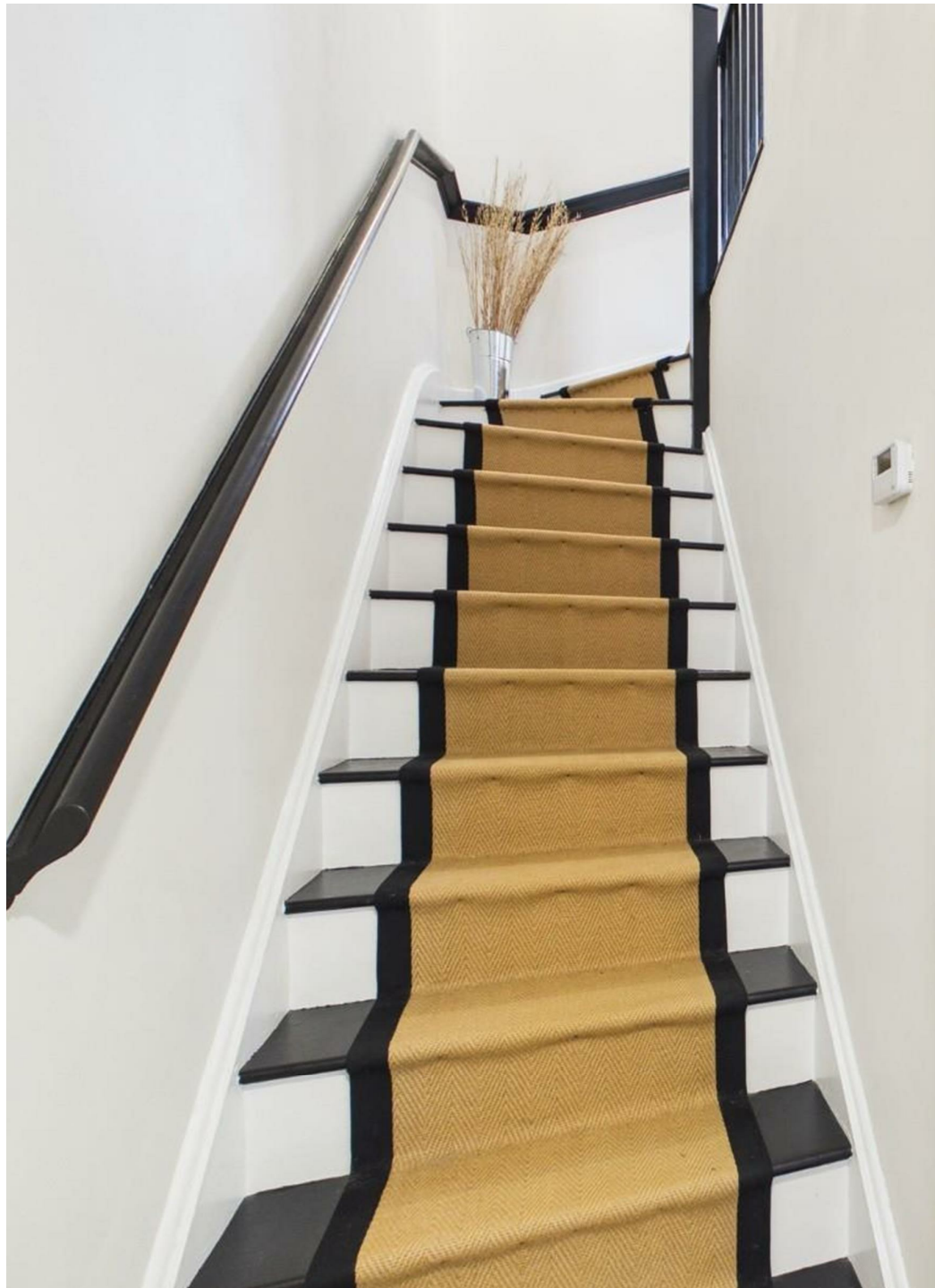
Situated within the popular Stanway area of Colchester, the property is ideally placed for access to Tollgate and Stane Retail Parks, providing an excellent selection of supermarkets, shops, restaurants, cafés and everyday amenities. There are also a number of well regarded schools nearby, while the A12 is readily accessible for those commuting by road.

Agents Note: An annual estate charge of £187.70 applies.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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