



**3 bedroom
Semi-Detached
House located
in Stanway.**

Guide Price
£325,000 - £350,000

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JOHN ALEXANDER
ESTATE AGENTS

Valley Close Stanway Essex CO3 0QU

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £325,000 TO £350,000

Located in a quiet cul-de-sac in Stanway, this three-bedroom home offers a spacious sitting room, shaker-style kitchen/diner with herringbone flooring, and a bright garden/playroom. Upstairs features three bedrooms and a modern family bathroom. Outside benefits include a private garden, garage, and driveway parking. Close to schools, amenities, the A12, and Marks Tey station, it's an ideal family home in a sought-after area.

STEP INSIDE

On entering the property, you step into the entrance porch which provides access to the main hallway and staircase rising to the first floor. Double doors open into the inviting living room measuring 13'7" x 12'11" (4.14m x 3.94m), featuring a charming fireplace as the focal point and a front aspect window that allows for plenty of natural light. This space flows seamlessly into the kitchen/diner which extends to 16'7" x 10'4" (5.05m x 3.15m).

The kitchen is fitted with a comprehensive range of wall and base units, finished with sleek granite worktops and a matching island. It also incorporates an inset sink with drainer, integrated fridge freezer and dishwasher, inset double electric oven, and a four-ring gas hob with extractor hood above. The kitchen/diner enjoys shaker-style cabinetry and herringbone flooring which runs seamlessly throughout the ground floor, adding both elegance and practicality. A wooden door provides direct access to the rear garden, while an opening leads into the versatile garden/play room, 9'4" x 8'5" (2.84m x 2.57m), enjoying views of the garden through side and rear windows and offering an excellent additional reception space.

Ascending to the first floor, the landing gives access to all rooms and includes loft access. The principal bedroom measures 13'5" x 9'10" (4.09m x 3.00m) and enjoys a front aspect outlook. The second bedroom, 10'10" x 9'10" (3.30m x 3.00m), is positioned to the rear, offers a generous double space and benefits from an airing cupboard. A further third bedroom, 10'3" x 6'6" (3.12m x 1.98m), also faces the front.

The accommodation is completed by a modern family bathroom fitted with a panelled bath with mixer taps and shower over, low-level WC, wash hand basin, and fully tiled walls, complemented by a frosted rear aspect window.

THE OUTSIDE

Externally, the property offers a generous paved driveway to the front, providing comfortable off-road parking for four to five vehicles and access to the garage, which is fitted with power, lighting, plumbing for a washing machine, and a door leading directly to the rear garden. The rear garden is designed for low maintenance, being mainly laid to lawn with a patio seating area, garden tap, and storage shed, all fully enclosed by panel fencing to create a private and secure outdoor space.

THE LOCATION

The property is close to excellent schools, local shops, and the Tollgate Retail Park. The A12 and Marks Tey station are within easy reach, offering great transport links, while Colchester city centre provides a wide range of restaurants, leisure, and cultural attractions.



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2



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EPC

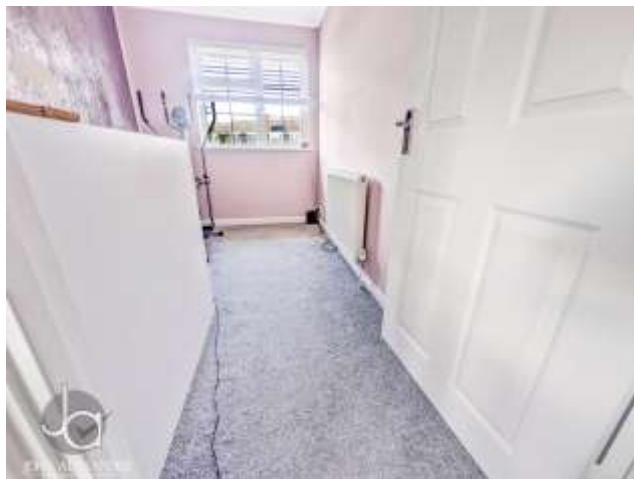
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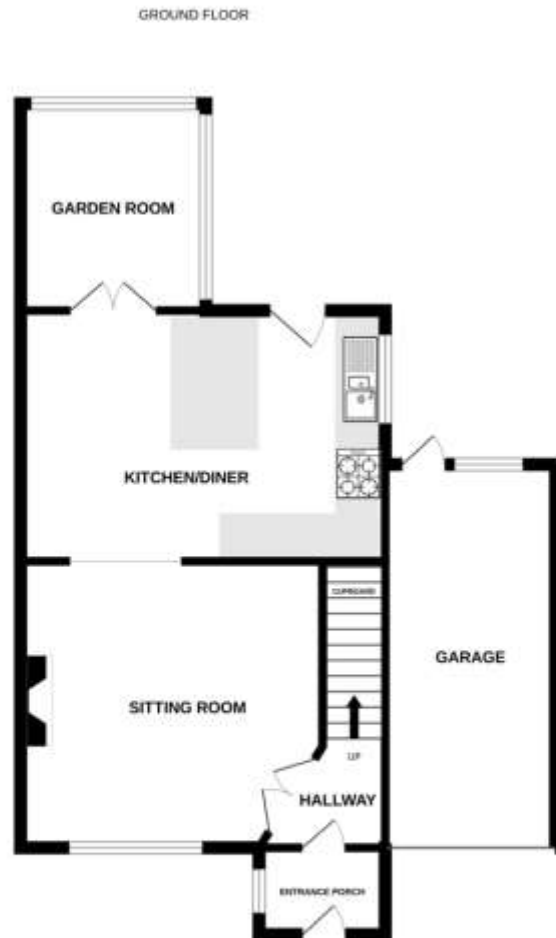




Valley Close, Stanway, Essex, CO3 0QU



FLOORPLAN



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, distances, 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 network, 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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