



3 bedroom Mid Terraced House located in Colchester.

Guide Price
£280,000 - £300,000

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JOHN ALEXANDER
ESTATE AGENTS

Keymer Way Colchester CO3 9XJ

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £280,000 TO £300,000

Ideally positioned in the highly desirable area of Stanway, this beautifully presented three-bedroom mid-terraced home enjoys a prime location overlooking a picturesque green. Just a short distance from Colchester's vibrant city centre, the property is also conveniently close to Stanway's excellent amenities and well-regarded schools. With superb transport links and easy access to the A12, this home offers both comfort and connectivity in equal measure.

STEP INSIDE

Step through the front door into a welcoming Entrance Hall, leading directly into a generously sized Lounge measuring 15'0 x 11'7 (4.57m x 3.52m). This inviting space is perfect for relaxing or entertaining, with ample room for both seating and media units.

Continue through to the rear of the property where you'll find a bright and stylish Kitchen / Dining Room measuring 14'8 x 8'11 (4.46m x 2.73m). The kitchen is well-appointed with modern appliances, plentiful worktop space, and storage solutions – ideal for family dining or hosting. Patio doors provide access to the rear garden, enhancing the indoor-outdoor flow. A handy cupboard (CBD) under the stairs offers extra storage.

Upstairs, the Landing leads to three bedrooms and the main bathroom. The Principal Bedroom, positioned at the rear, measures 13'4 x 8'5 (4.07m x 2.57m) and offers a spacious retreat. The second bedroom, located at the front of the property, is 10'9 x 8'3 (3.28m x 2.52m) – a perfect guest room or child's bedroom.

The third bedroom, at 8'8 x 5'11 (2.63m x 1.81m), makes an ideal nursery, home office, or dressing room. A convenient airing cupboard (A/C) is located just off the landing. Completing the first floor is a family bathroom, featuring a bath, wash basin, and WC.

DIMENSION

ENTRANCE HALL

LOUNGE 15' x 11' 7" (4.57m x 3.53m)

KITCHEN/DINER 14' 8" x 8' 11" (4.47m x 2.72m)

MASTER BEDROOM 13' 4" x 8' 5" (4.06m x 2.57m)

BEDROOM TWO 10' 9" x 8' 3" (3.28m x 2.51m)

BEDROOM THREE 8' 8" x 5' 11" (2.64m x 1.8m)

BATHROOM

STEP OUTSIDE

Externally, the low maintenance rear garden is mainly laid to lawn, with an initial patio area. The garage is located separately from the property in block.

THE LOCATION

Just a stone's throw from Westlands Country Park, this home is ideally situated between the sought-after areas of Stanway and Lexden. It falls within the catchment for the highly regarded Stanway School and Philip Morant School, making it an excellent choice for families. With an abundance of nearby amenities, including Tollgate Retail Park, and convenient access to the A12, this property offers both practicality and lifestyle appeal.



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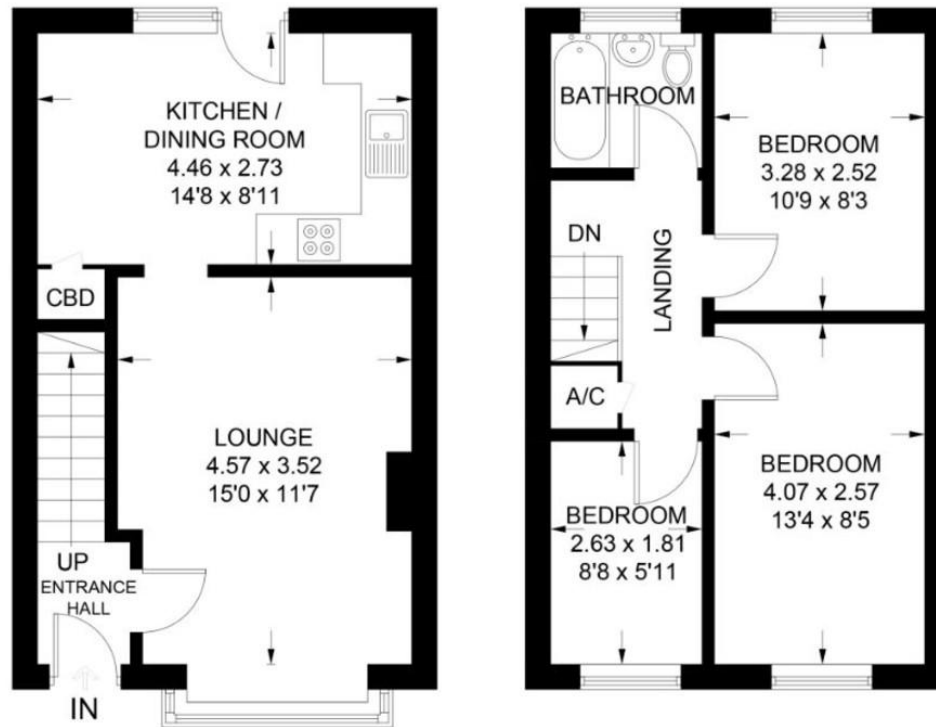
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FLOORPLAN

Approximate Gross Internal Area = 68.1 sq m / 732 sq ft



Ground Floor
34.7 sq m / 373 sq ft

First Floor
33.4 sq m / 359 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

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