



Tollgate Drive, Stanway
£340,000

Property Overview

Situated at the end of a quiet residential cul-de-sac in the highly sought-after area of Stanway, this well-presented three-bedroom semi-detached bungalow enjoys a tucked-away position within walking distance of local amenities. Freshly redecorated throughout in neutral tones and benefiting from new carpets in all suitable rooms, the property is offered to the market with no onward chain.

An entrance hallway provides access to all principal accommodation. The spacious living room offers a comfortable entertaining space and leads through to the kitchen. The generous principal bedroom benefits from an en-suite shower room and direct access into the conservatory, creating a bright and versatile additional living space. Two further bedrooms are served by a family shower room, with one of the bedrooms also enjoying access to the conservatory.

Externally, the property features an enclosed rear garden, providing a private outdoor space to enjoy, whilst a driveway to the side of the property offers off-road parking.





- SEMI DETACHED BUNGALOW
- RECENTLY RE-DECORATED THROUGHOUT
- NEW FLOORING THROUGHOUT
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING
- NO ONWARD CHAIN
- SPACIOUS LIVING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY SHOWER ROOM
- VIEWING ADVISED



Property Setting:

Stanway is a highly sought-after residential area on the western outskirts of Colchester, offering an excellent balance of convenience, connectivity and lifestyle. The area is well served by a range of amenities, including the popular Tollgate Retail Park, home to retailers such as Sainsbury's, Marks & Spencer Foodhall, Next, Boots, and a variety of cafés and restaurants including Miller & Carter, Nando's, Starbucks and McDonald's.

Families are well catered for with a selection of highly regarded schools, including Stanway Primary School, The Stanway School, and the outstanding St Helena School within easy reach.



For commuters, Stanway benefits from excellent access to the A12, whilst Colchester North Station provides regular mainline services to London Liverpool Street. With nearby parks, countryside walks and Colchester's historic city centre just a short drive away, Stanway continues to be one of the area's most desirable places to call home.

Agents notes:

Tenure - Freehold

Council Tax - Band B

Services - Mains Gas/Electric/Water/Drainage

Heating - Radiators via Gas boiler

Mobile availability - EE - 83% / Three - 82% /

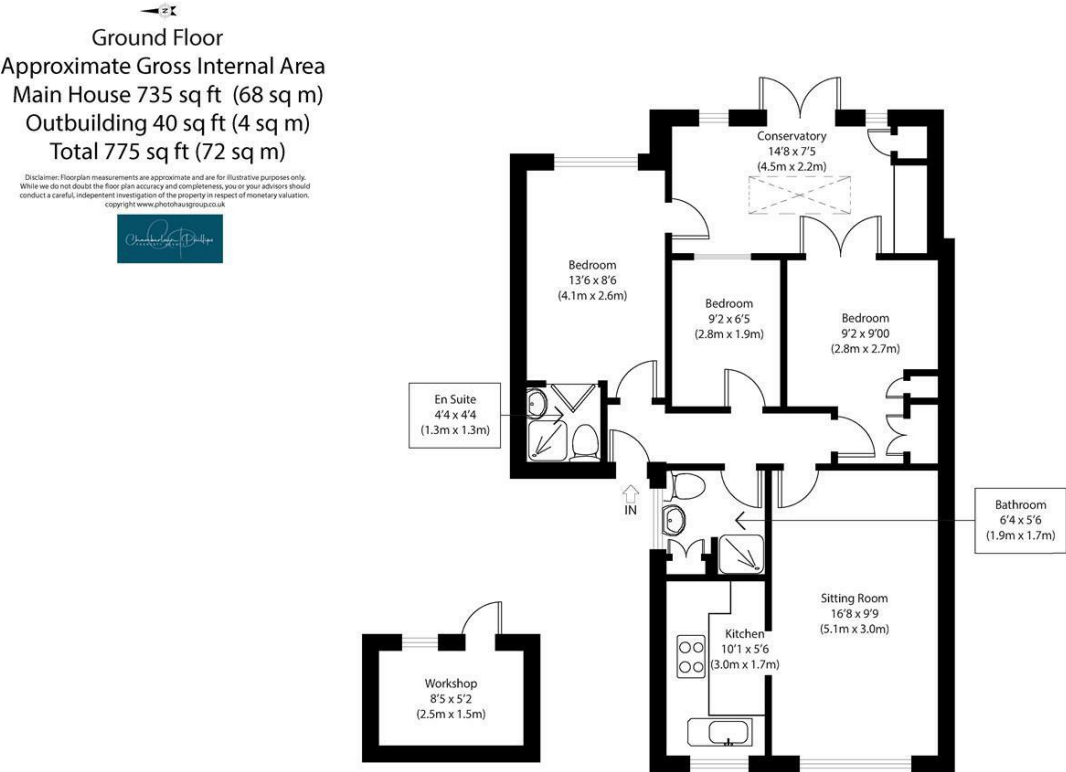
Vodafone - 75% / o2 - 74%

Broadband availability - Ultrafast Broadband is available

Please note: Some images have been digitally staged to illustrate how rooms may look when furnished. They are intended for illustrative purposes only. For an accurate assessment of room sizes and layouts, we recommend an internal inspection.



Floor Plan



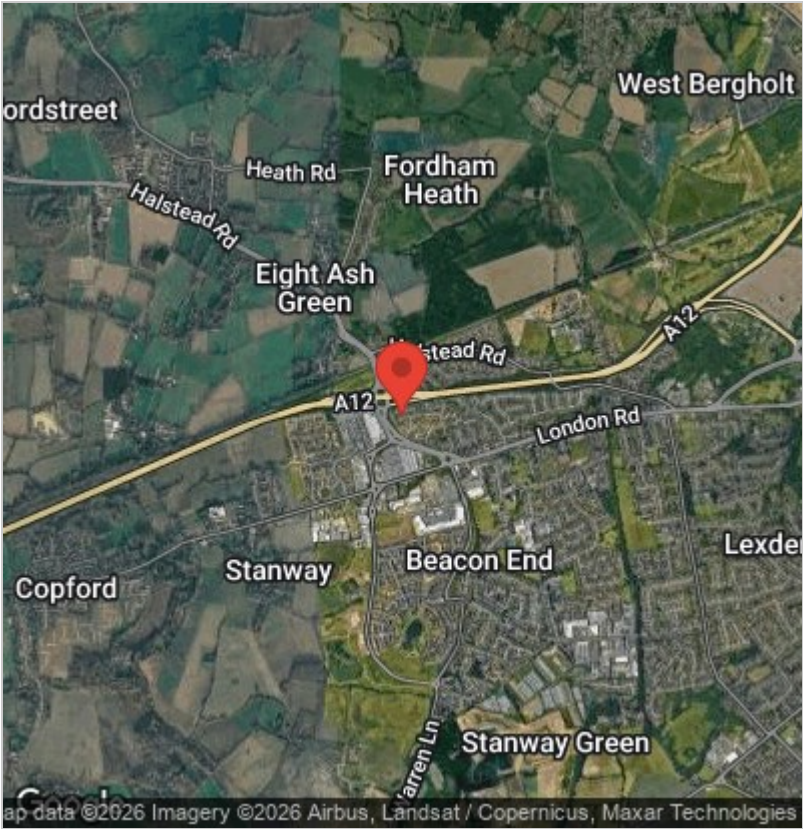
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph

