

oakheart



£350,000

Offers In Excess Of  
Dale Close, Stanway, Colchester

\*Guide Price £350,000 - £375,000\*

Situated on Dale Close in the highly desirable Stanway area of CO3, Colchester, this beautifully presented three-bedroom detached family home offers spacious and modern accommodation throughout. The property enjoys a convenient location close to Stanway's retail parks, excellent schooling and local amenities, whilst also benefiting from easy access to the A12 and Marks Tey railway station, providing direct services into London Liverpool Street. Surrounded by nearby countryside walks and family-friendly amenities, the location is ideal for commuters and growing families alike.

Stepping inside, the property welcomes you via a bright entrance hallway leading through to a stylish and spacious living room. Filled with natural light from large windows, this inviting space features a contemporary feature wall and provides an excellent setting for both relaxing and entertaining. An archway leads seamlessly into the impressive open-plan kitchen and dining area, creating the heart of the home. Thoughtfully designed, the kitchen offers an extensive range of storage units, generous worktop space and room for integrated appliances, whilst the central island provides additional preparation space and a practical breakfast bar. The dining area offers ample room for family meals and social gatherings.

Beyond the kitchen, a bright conservatory provides further versatile living space, enjoying views over the garden and creating an ideal environment for year-round enjoyment. The ground floor accommodation is completed by a convenient downstairs WC.

To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, whilst the second bedroom also enjoys built-in storage. The third bedroom offers flexibility as a nursery, guest room or home office. A modern family bathroom serves all three bedrooms.



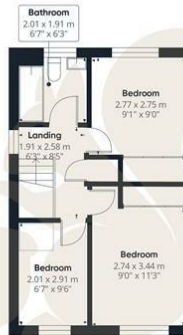








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Main building GLA<sup>®</sup>**

86.35 m<sup>2</sup>  
929.44 ft<sup>2</sup>

**Main building total**

86.35 m<sup>2</sup>  
929.44 ft<sup>2</sup>

**Building 2 total**

14.81 m<sup>2</sup>  
159.42 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester


Tenure:

Freehold

Council Tax Band:

D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	76
<b>England &amp; Wales</b>	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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