



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.

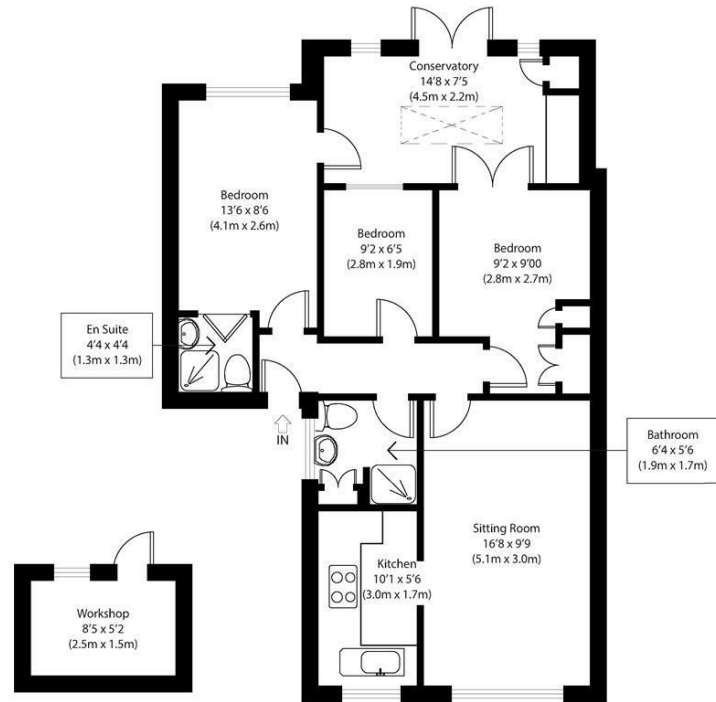
Agents notes:
Tenure - Freehold
Council Tax - Band B
Services - Mains Gas/Electric/Water/Drainage
Heating - Radiators via Gas boiler
Mobile availability - EE - 83% / Three - 82% / Vodafone - 75% / o2 - 74%
Broadband availability - Ultrafast Broadband is available
Please note: Some images have been digitally 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.



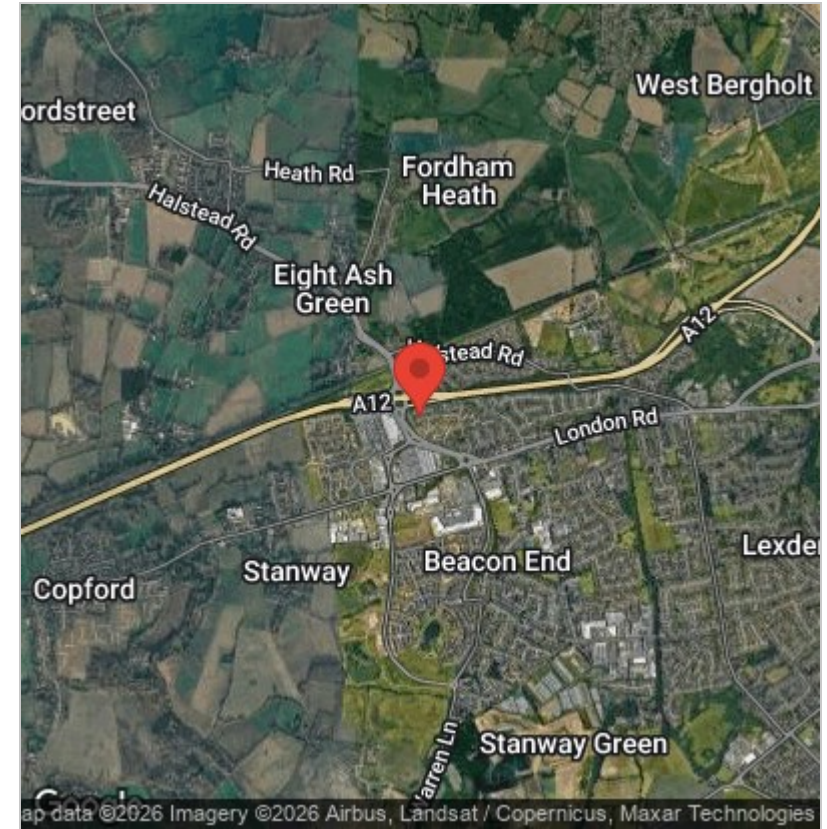
Floor Plan

Ground Floor
 Approximate Gross Internal Area
 Main House 735 sq ft (68 sq m)
 Outbuilding 40 sq ft (4 sq m)
 Total 775 sq ft (72 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosaungruops.co.uk



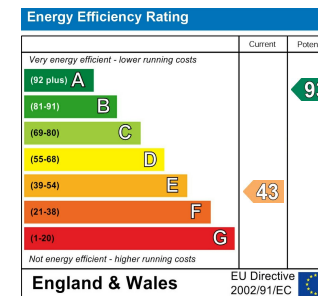
Area Map



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.

Energy Efficiency Graph



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