



Baronia Croft | CO4 9EE



# OVERVIEW

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Set within a quiet and established residential cul-de-sac, we are delighted to present this substantial and well-balanced four-bedroom family home, offering generous living accommodation with NO ONWARD CHAIN. Thoughtfully designed with a strong emphasis on both entertaining and everyday living, the property combines excellent internal flow with a private rear garden, making it an ideal long-term home for growing families or those seeking flexible space.

This attractive home benefits from multiple reception areas, a practical kitchen layout with an adjoining utility room, four bedrooms including a principal suite, a double garage and a private driveway, all within easy reach of Colchester's amenities.















# STEP INSIDE

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The welcoming entrance hall sets the tone for the rest of the home, with a central staircase and access to the main reception spaces. To the front, a comfortable sitting room provides a relaxed retreat, while to the rear, the ground floor opens into a more social configuration ideal for modern family life.

A formal dining room connects seamlessly with the kitchen and breakfast area, providing an ideal setting for both family meals and entertaining. The kitchen itself is well arranged with ample cabinetry and workspace and is complemented by a separate utility room, keeping laundry and additional storage discreetly tucked away. A ground floor cloakroom adds further everyday convenience.

Upstairs, the first floor is arranged around a central landing and hosts four well-proportioned bedrooms. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a family bathroom. Each room is thoughtfully laid out, offering flexibility for family living, home working or guest accommodation.





# STEP OUTSIDE

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## STEP OUTSIDE

The rear garden is a key feature of the home, offering a generous, predominantly lawned space that enjoys a pleasant level of privacy. Framed by mature boundaries, it provides an excellent setting for outdoor dining, children's play or quiet relaxation.

A paved patio area sits directly behind the house, ideal for summer entertaining and barbecues, with the remainder of the garden laid mainly to grass for ease of maintenance. The garden's size and layout perfectly complement the family-friendly nature of the property.

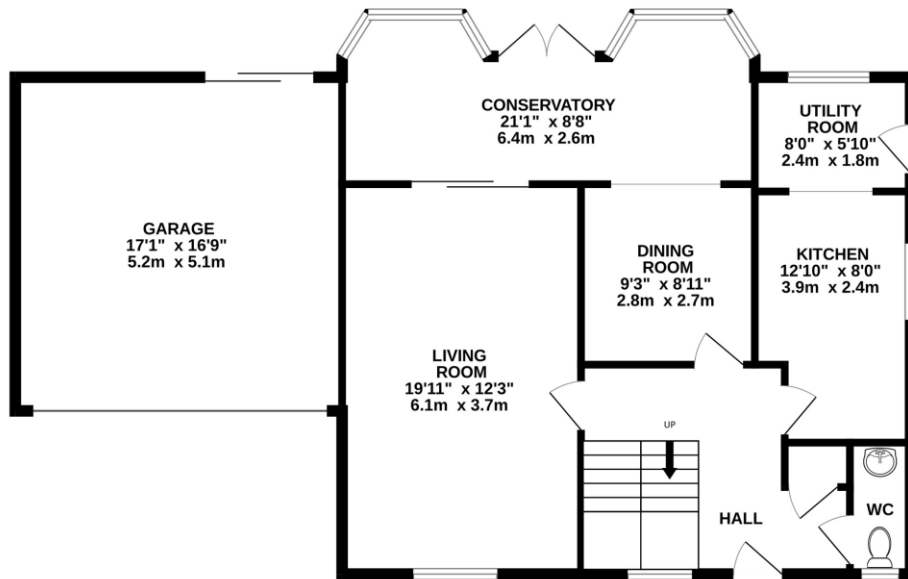
## LOCATION

The property is situated within a popular and well-established residential area, valued for its strong sense of community and excellent accessibility. Colchester offers a wide selection of shops, restaurants, leisure facilities and well-regarded schools.

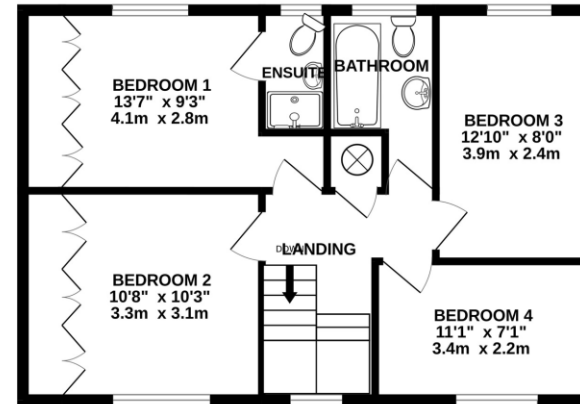
The area is well connected, with convenient access to the A12 providing routes towards London and the coast, as well as mainline rail services offering direct connections to London Liverpool Street. Green spaces, local amenities and countryside walks are all close by, making this a highly convenient and desirable location.



GROUND FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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