



2 bedroom End Terraced House located in Stanway.

Guide Price
£280,000 - £300,000

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JOHN ALEXANDER
ESTATE AGENTS

Llama Close Stanway Colchester CO3 8DS

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £280,000 TO £300,000

A well-appointed two-bedroom home pleasantly situated in a quiet west Colchester cul de sac, offering a 25ft open plan kitchen/living space, two well-proportioned bedrooms, a modern bathroom, and a ground floor WC. Externally, the property boasts carport parking with additional rear parking for approximately three vehicles. Ideally located close to the A12, Marks Tey station, Tollgate Retail Park, and local amenities-perfect for first time buyers, downsizers, or investors.

STEP INSIDE

Upon entering the property, you are welcomed into a neat entrance hall measuring approximately 1.74m x 1.61m (5ft 9in x 5ft 3in), providing access to the ground floor accommodation. The hall leads into the impressive open plan kitchen and living area, a bright and versatile space extending to around 7.72m x 3.86m (25ft 4in x 12ft 8in).

The kitchen is fitted with modern white cabinetry complemented by sleek work surfaces, featuring a gas hob, electric oven and an integrated fridge/freezer. Wood effect flooring flows seamlessly from the kitchen through the living area, enhancing the sense of continuity and openness, while double doors at the far end invite natural light and provide access to the outside space.

A staircase rises from the living area to the first floor, arriving at a compact landing measuring approximately 1.57m x 1.00m (5ft 2in x 3ft 3in). From here, the first-floor accommodation is thoughtfully arranged. The bathroom is well presented, fitted with a modern white

suite including a panelled bath with shower over, wash hand basin and WC, and measures approximately 2.19m x 1.82m (7ft 2in x 6ft).

Bedroom one is a comfortable double room positioned to the front or rear (as per layout), extending to around 3.07m x 3.86m (10ft 1in x 12ft 8in), offering ample space for bedroom furniture. Bedroom two is also a generously sized room, ideal for a second bedroom, guest room or home office, measuring approximately 2.33m x 3.89m (7ft 8in x 12ft 9in).

STEP OUTSIDE

Outside, the property features an attractive garden and a covered parking area, complemented by further off- street space at the rear that can accommodate around three vehicles-ideal for everyday convenience and versatility.

THE LOCATION

Llama Close, Stanway is a small, quiet residential cul-de-sac in west Colchester, set within a modern housing area close to local schools, green spaces, and everyday amenities. It offers convenient access to the A12, Tollgate Retail Park, and Colchester town centre, making it well suited for families and commuters alike.



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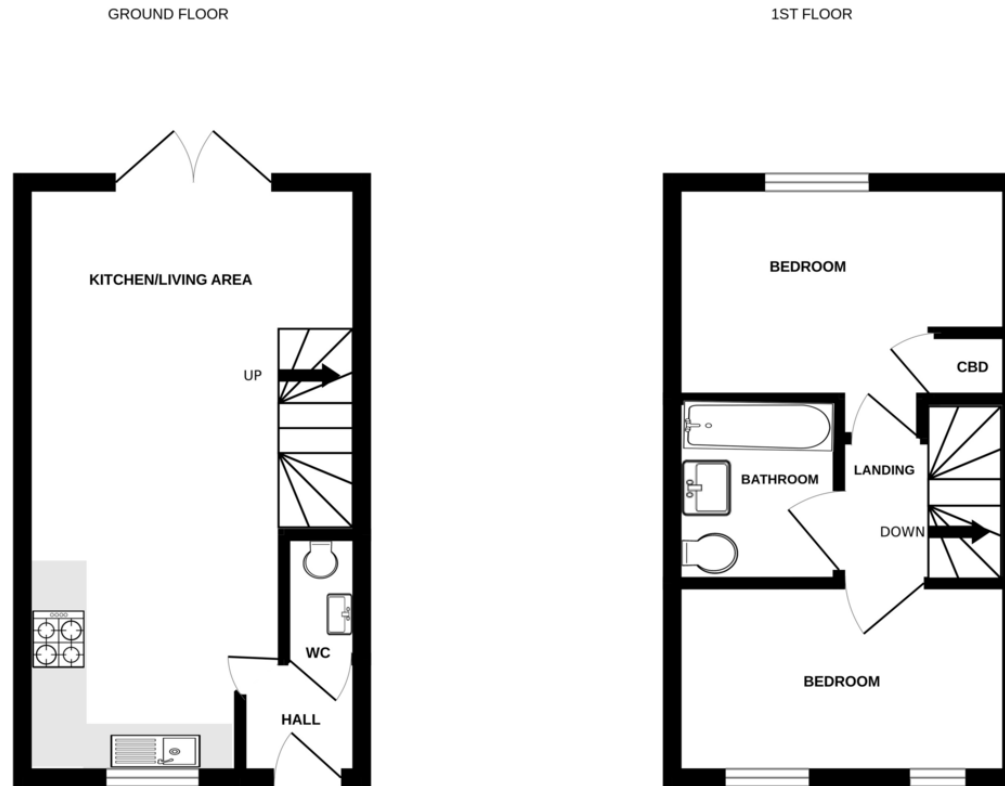
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FLOORPLAN



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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DIRECTIONS

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