



**3 bedroom Mid
Terraced
House located
in Stanway.**

Guide Price
£300,000 - £325,000

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FULL DESCRIPTION

OVERVIEW

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John Alexander are proud to offer to market a well-appointed three-bedroom mid terraced home offering modern, comfortable living in the heart of Stanway. The property features a bright and inviting lounge, a modern-designed kitchen/diner, and three good sized bedrooms. Outside, the home boasts a private and enclosed rear garden, along with a front driveway. Early viewing is highly recommended to avoid disappointment.

STEP INSIDE

On entering the property, you step into a welcoming entrance hall that leads through to the spacious lounge measuring 17' 8" max x 9' 5" max (5.38m max x 2.87m max), featuring modern décor, a wall-mounted electric fire, and UPVC double glazed French doors opening directly onto the rear garden.

To the front of the home sits the dining room at 8' 10" x 8' 3" (2.69m x 2.51m), which flows through an attractive arched doorway into the kitchen. The well-designed kitchen, measuring 11' 7" max into door recess x 8' 7" max (3.53m max x 2.62m max), includes a built in understairs cupboard and a stylish range of modern light grey shaker style base and eye level cabinets, tall storage units, integrated oven and hob with extractor, roll edge work surfaces, an inset sink with mixer tap, and further integrated appliances.

The first-floor landing provides access to all bedrooms and includes a built-in airing cupboard. Bedroom One measures 11' 9" x 8' 2" (3.58m x 2.49m), while Bedroom Two offers 9' 5" max x 7' 10" max (2.87m max x 2.39m max), and Bedroom Three provides 9' 6" max x 6' 6" max (2.90m max x 1.98m max).

The modern family bathroom features a white suite with a panel enclosed bath, shower over and screen, pedestal basin, and tiled walls, complemented by a separate cloakroom fitted with a low-level WC, wash hand basin, and part tiled surrounds. This well-proportioned home offers a practical and comfortable layout ideal for families or first-time buyers.

STEP OUTSIDE

A paved driveway sits at the front of the home, offering convenient off-street parking.

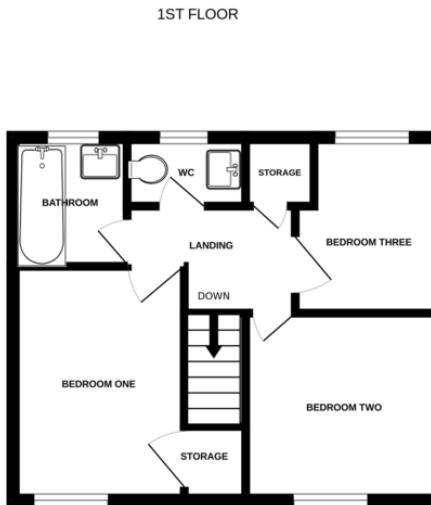
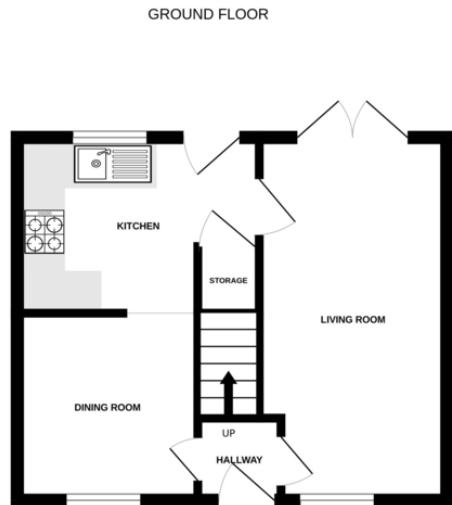
To the rear, the property features a neatly kept garden, predominantly laid to lawn. It includes a patio area, a pathway of stepping stones leading to the back, well-established flower and shrub borders, and a garden shed. The space is fully enclosed with panel fencing, providing both privacy and security.

THE LOCATION

Wheatfield Road, Stanway sits close to excellent shopping at Stane Retail Park, home to stores such as M&S, Aldi and B&Q, and the wider Tollgate area, which includes Sainsbury's, Costa Coffee and Tollgate Centre Shopping Park. Families benefit from nearby schools including Stanway Primary School and The Stanway School. Colchester railway station is around 3.4 miles away.



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 equipment 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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