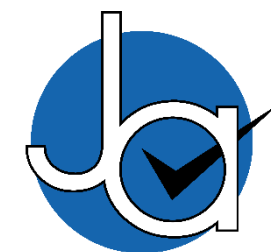




4 bedroom Town House located in Stanway.

Guide Price
£350,000 - £375,000

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JOHN ALEXANDER
ESTATE AGENTS

Martin Hunt Drive Stanway Colchester CO3 8AY

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £350,000 TO £375,000

A well-appointed four-bedroom family home arranged over three floors, ideally positioned in a popular Stanway location opposite a large children's play area. This modern home offers approximately 1,085 sq ft of versatile living space, featuring a stylish living room with media wall and living flame fireplace, a contemporary kitchen/diner with high-gloss units, a private balcony, en-suite facilities, allocated parking and a landscaped rear garden with patio and decking - perfect for modern family living

STEP INSIDE

Entering the home on the ground floor, you are welcomed into a bright and spacious sitting room measuring 18'0" x 13'1" (5.4m x 3.9m). This impressive space features a stylish media wall with a living flame fireplace as a central focal point, creating a warm and comfortable setting for relaxing or entertaining. Wood effect flooring underfoot adds a sense of flow and continuity and continues through to the rear of the property.

From here, the layout naturally guides you through to the kitchen/dining room, measuring 13'1" x 12'8" (3.9m x 3.9m), fitted with sleek high gloss cabinetry, a gas hob and electric oven. There is ample worktop space and provision for both a washing machine and dishwasher, making this a highly practical yet stylish kitchen environment. Double doors open directly onto the garden, enhancing the connection between inside and out. A ground floor cloakroom completes this level.

Rising to the first floor, the accommodation continues to impress with excellent flexibility. The front bedroom, currently used as a second living room, measures 13'1" x 9'2" (3.9m x 2.8m) and enjoys direct access to a private balcony measuring 11'0" x 3'0" (3.3m x 0.9m), comfortably accommodating a small table and chairs for outdoor seating. Opposite is a further double bedroom measuring 13'1" x 9'5" (3.9m x 2.9m), benefitting from a modern en suite shower room measuring 6'7" x 4'5" (2.0m x 1.3m), finished with contemporary fittings.

The second floor provides two additional generous bedrooms and the family bathroom. The rear bedroom measures 13'1" x 10'2" (3.9m x 3.1m), while the front bedroom measures 13'1" x 9'6" (3.9m x 2.9m), both offering comfortable double accommodation. The family bathroom, measuring 6'2" x 5'6" (1.8m x 1.7m), is fitted with a modern three piece suite including a bath with overhead shower, wash basin and WC.

STEP OUTSIDE

Externally, the property benefits from allocated parking and a well maintained rear garden, beginning with a patio seating area, leading to a lawned section and enclosed with fence panelling for privacy. To the rear, a raised decking area provides an additional entertaining space ideal for summer use. Positioned directly across the road, an extensive children's play area adds to the family friendly appeal of this location.

THE LOCATION

Situated in a popular residential area of Stanway, the property is conveniently located for local shops, schools and amenities, with excellent access to the A12, Tollgate Retail Park and Colchester city centre.



3



2



2



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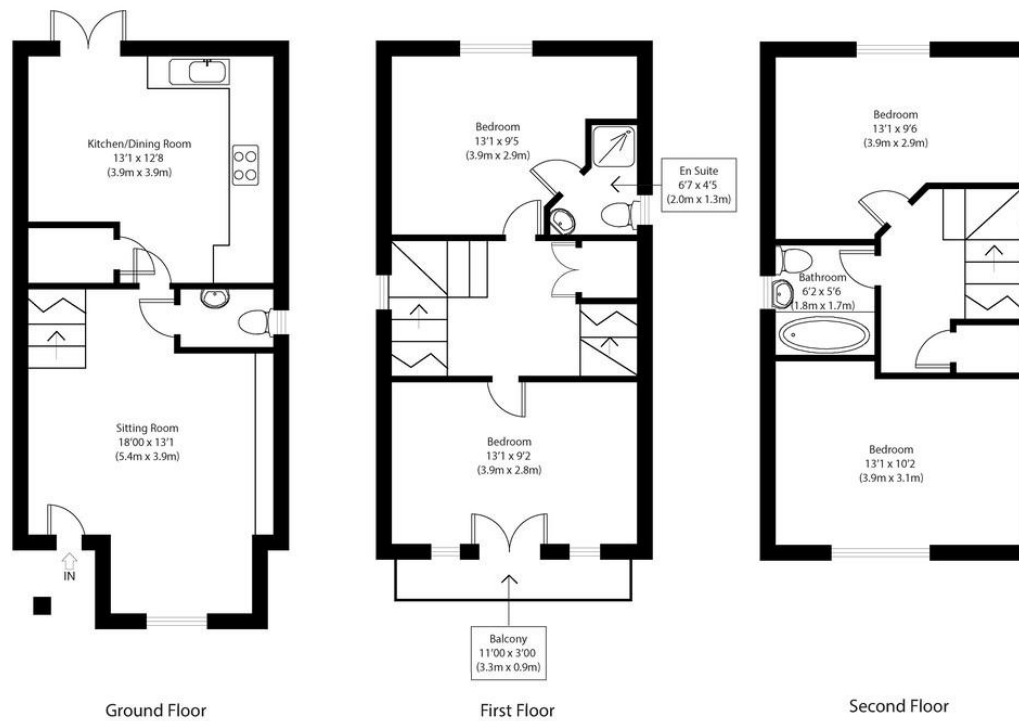




Martin Hunt Drive, Stanway, Colchester, CO3 8AY



FLOORPLAN



Approximate Gross Internal Area
1085 sq ft (102 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our utmost to ensure accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.johnalexander.co.uk



DIRECTIONS

CONTACT

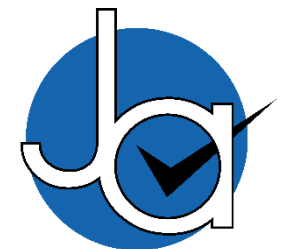
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