



## 4 bedroom Mid Terraced House located in Stanway.

Guide Price  
£375,000 - £400,000

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



Laurence Byrne  
Avenue  
Stanway  
Essex  
CO3 0AX  
CO3 0AX

## FULL DESCRIPTION

### THE HOME

\*\*\*Guide Price £375,000 to £400,000\*\*\*

John Alexander are very proud to introduce a contemporary and beautifully presented four-bedroom townhouse, ideally situated within a modern development just a stone's throw from Tollgate Retail Park, Stanway Secondary School, and the A12. This property boasts generous living spaces with a thoughtful layout, making it perfect for families or those seeking a stylish home.

As you enter, you are welcomed by a bright entrance hall that features a staircase leading to the first floor. The ground floor also includes a convenient cloakroom with a WC and wash hand basin.

The spacious lounge, located to the right of the entrance, is flooded with natural light from a large double-glazed window at the front. Double-glazed French doors provide seamless access to the rear garden, creating an ideal space for relaxation or entertaining.

The well-appointed kitchen is both functional and stylish, featuring a comprehensive range of units and ample work surfaces. It is equipped with a five-ring gas hob, an extractor fan, an eye-level oven and grill, and integrated appliances including a fridge/freezer, dishwasher, and washing machine. A 1½ bowl sink with mixer taps adds convenience, while the kitchen also benefits from double-glazed French doors leading to the garden and a further window at the front.

The first-floor landing, featuring a rear double-glazed window, provides access to the second floor and hosts three well-sized bedrooms. Bedroom two is completed by its own ensuite shower room, which includes a shower cubicle, wash hand basin, and WC, plus a window to the front. Bedrooms three and four are both generously sized, offering versatile living spaces. The family bathroom on this level is designed for relaxation, featuring a panel bath with a shower over, a WC, and a wash hand basin, complemented by a double-glazed window.

The principal bedroom is a true retreat, generously proportioned and complete with a dressing room and built-in cupboard. Natural light floods the space through a skylight and a dormer window at the front. It also features an ensuite shower room equipped with a shower cubicle, wash hand basin, and WC, enhanced by a dormer window.

To the rear, the property boasts a paved patio area that leads to a well-maintained lawn garden, perfect for outdoor entertaining or family gatherings. A wooden garden shed provides additional storage, while gated access leads to two allocated parking spaces, ensuring convenience.



4



3



1



E



B



1,367 sq ft



#### Dimensions

Kitchen/Diner 17'9" x 9'6" (5.41m x 2.90m)  
Lounge 17'9" x 9'6" (5.41m x 2.90m)  
Bedroom two 12'0" x 9'2" (3.66m x 2.79m)  
Ensuite 6'8" x 5'5" (2.03m x 1.65m)  
Bathroom 7'3" x 5'6" (2.22m x 1.68m)  
Bedroom three 9'5" x 9'0" (2.87m x 2.74m)  
Bedroom 4 9'0" x 7'8" (2.74m x 2.34m)  
Master bedroom suite 19'3" x 13'1" (5.87m x 3.99m)  
Dressing room 9'0" x 7'2" (2.74m x 2.18m)  
Ensuite 8'10" x 5'11" (2.69m x 1.80m)

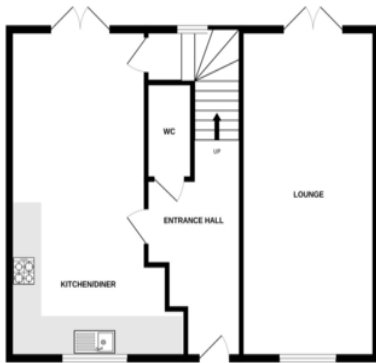
#### LOCATION

Situated in the desirable suburb of Stanway, just a short distance from the vibrant city of Colchester. Conveniently placed near the A12, residents enjoy effortless commuting to nearby towns and cities. The area boasts excellent local schools, including primary and secondary options, providing families with quality educational choices within close proximity.

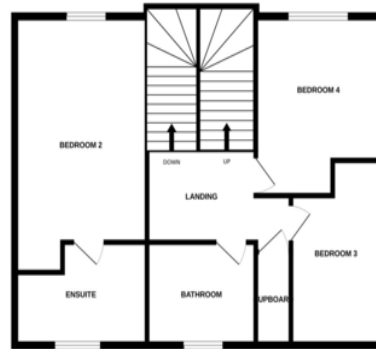


## FLOORPLAN

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



2ND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 2209 sq.ft. (205.2 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.  
Made with Metropix ©2024

## DIRECTIONS

### CONTACT

99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS