



## 3 bedroom Detached House located in Stanway.

Guide Price  
£400,000 - £435,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Wallaby Way Stanway Colchester CO3 8BW

## FULL DESCRIPTION

### THE HOME

\*\*\* GUIDE PRICE £400,000 TO £435,000\*\*\*  
John Alexander is proud to present to market this charming three-bedroom detached residence that offers modern living and a spacious garden.

Set within a peaceful, family-friendly neighbourhood, this property boasts an inviting curb appeal with a well-maintained front garden and off-road parking space for three vehicles as well as a garage. The charming architectural style of the home harmonises with the surrounding area, making it a standout option in this desirable locale.

The well-appointed interior consists of an entrance hall with stairs leading to the first floor and access to a cloakroom. A door opens into the beautifully designed lounge, which features windows facing the front. At the rear of the house, you will find a spacious kitchen/dining room; the kitchen is equipped with a range of modern eye-level and base-level units, work surfaces, and several integrated appliances. There is plenty of room for dining, along with French doors that open up to the rear garden, enhancing the indoor-outdoor flow.

On the first floor, the landing provides access to the master bedroom, which includes its own en-suite facility, along with a generously sized second bedroom and a smaller sized third bedroom. Completing the interior is a stylishly fitted family bathroom.

### OUTSIDE

The exterior of the property is equally impressive. The south-facing rear garden is a true highlight-spacious and well-maintained, it is primarily laid to lawn with a lovely patio area that provides an ideal setting for outdoor dining and entertaining during the warmer months. The garden offers plenty of room for children to play and for gardening enthusiasts to create their own green oasis, all within the privacy of a fully enclosed space.

### THE LOCATION

Located in the sought-after Stanway area, this property benefits from a fantastic array of local amenities. Within walking distance, you will find Tollgate retail park, with its extensive shops, restaurants, and cafes catering to all your needs.

Families will appreciate the proximity to reputable schools, including Stanway School, making the daily school run a breeze. Additionally, transport connections are excellent, with easy access to Marks Tey train station, providing direct services to London Liverpool Street, and the nearby A12 and A120 roads facilitating convenient travel to surrounding areas.



3



2



1



D



EPC

B



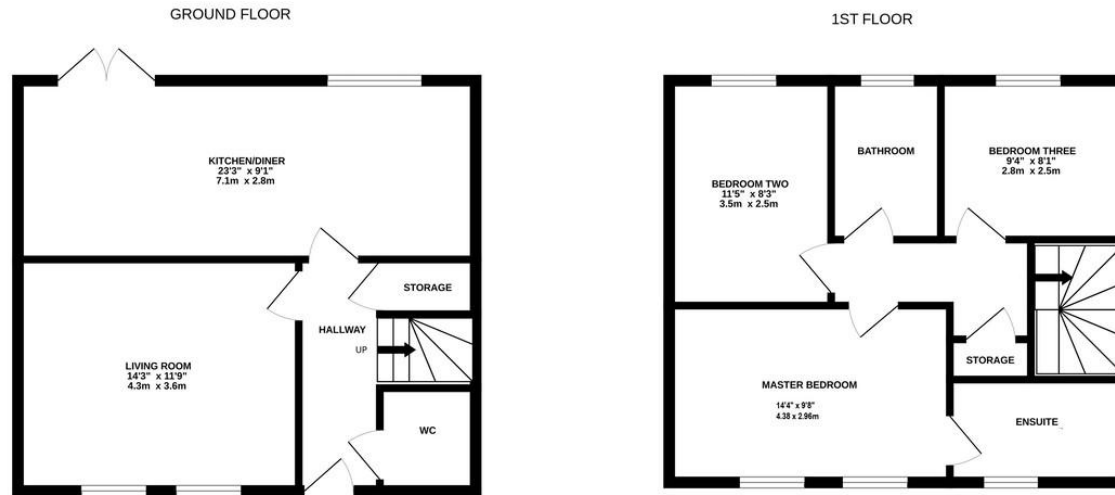




Wallaby Way, Stanway, Colchester, CO3 8BW



## 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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