



**3 bedroom
Detached
House located
in Stanway.**

Guide Price
£400,000 - £435,000

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**JOHN ALEXANDER
ESTATE AGENTS**



Brougham Glades Stanway COLCHESTER Essex CO3 0YF



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OVERVIEW

*** GUIDE PRICE £400,000 TO £435,000***

John Alexander is proud to present this well presented three-bedroom detached house positioned in the sought-after west side of Colchester within a quiet cul-de-sac. The property features spacious living areas has the addition of a conservatory. The well-designed garden includes a lush lawn, a covered patio for alfresco dining, and a private bar and entertainment area, ideal for hosting gatherings.

STEP INSIDE

The front exudes curb appeal with its attractive brickwork and neatly arranged façade. The home sits prominently on a paved driveway, offering ample space for parking. Adjoining the house is a practical side gate that leads to the garden.

As you enter the property, you are greeted by an inviting hallway which exudes warmth and functionality, setting the perfect tone as you enter the home.

The Kitchen/diner showcases a modern and inviting space, ideal for both cooking and dining. The expansive kitchen features sleek dark cabinetry that provides ample storage and contrasts beautifully with the wooden flooring. The open layout offers flexibility, allowing for seamless movement and interaction, making it a perfect hub for family gatherings and entertaining.

This inviting living room provides a calm and soothing atmosphere where natural light streams in through a large window, enhancing the room's brightness and accentuating the elegant wood flooring. The layout offers an open and spacious feel, perfect for a living area or lounging space. Double french doors provide access to a fully double glazed conservatory with heating, offering a tranquil space to relax with views of the garden.

A convenient downstairs WC completes the ground floor.

Upstairs you will you'll discover three generously sized bedrooms, including a master bedroom and a second bedroom, both featuring convenient built-in wardrobes. This level also boasts a stylish and modern bathroom, featuring a spacious bathtub with sleek fixtures and neutral-toned tiles for a calming atmosphere. It includes a minimalist rainfall shower with glass doors, a contemporary sink, and a wall-mounted toilet.

STEP OUTSIDE

The garden is a charming outdoor space, combining open grassy areas with functional and stylish features. It includes a covered patio equipped with a dining set, perfect for outdoor meals and relaxation, protected under a sturdy wooden pergola.

The private bar and entertainment converted garage is cosy and inviting, equipped with a stylish bar counter, fridge, and seating area, making this space perfect for gatherings and leisurely evenings. This setup seamlessly combines indoor comfort with outdoor charm.

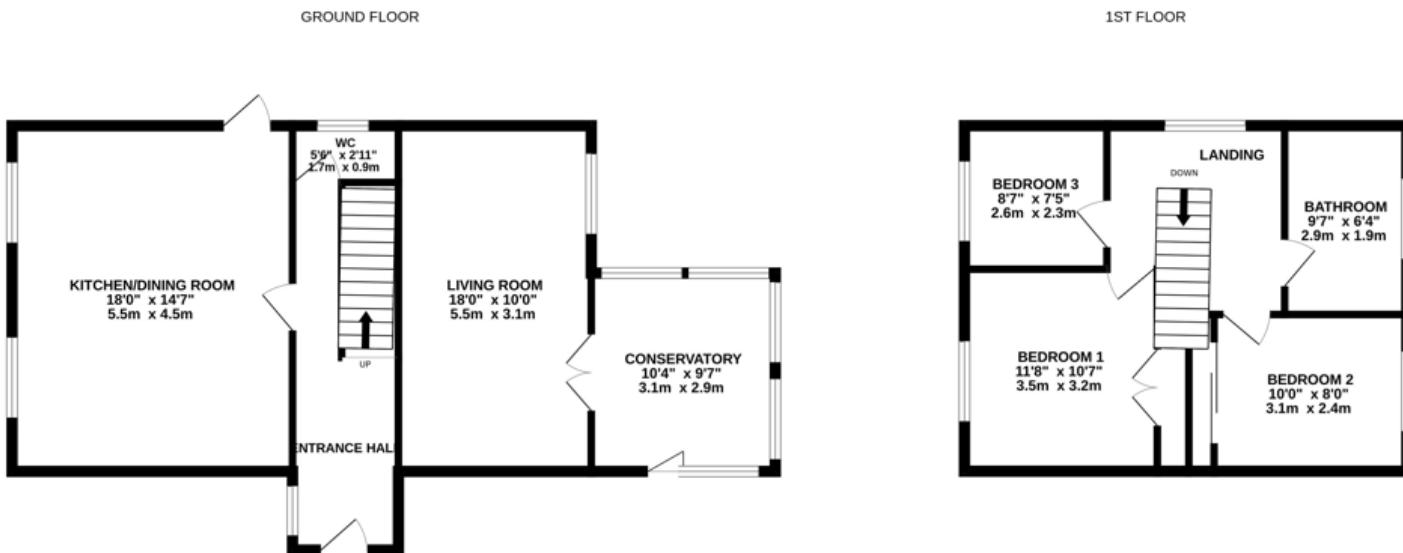
This garden is ideal for both quiet relaxation and lively gatherings, offering a versatile retreat just outside the home.

THE LOCATION

Brougham Glades is nestled in the charming area of Stanway. This locale benefits from a peaceful residential atmosphere while being conveniently close to local amenities. Residents enjoy easy access to shops, parks, and schools, making it ideal for families. The area is well-connected with transport links to the city centre and surrounding regions, providing a perfect balance of tranquillity and accessibility.



FLOORPLAN



DIRECTIONS

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