



## 2 bedroom Semi-Detached House located in Stanway.

Guide Price  
£300,000 - £325,000

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# Sealion Approach Stanway Colchester CO3 8AR



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £300,000 TO £325,000\*\*\*

Welcome to Sealion Approach, a stylish and modern residence perfectly positioned in the desirable locale of Stanway. This beautiful property combines modern elegance with practical design and offers two bedrooms- En-suite to Master, Kitchen/diner, Living Room and Family Bathroom.

### STEP INSIDE

As you enter, you'll be greeted by a spacious and welcoming hallway leading to the main living areas. The living room is generously sized, providing an inviting space for family gatherings and relaxation.

Adjacent, Step into this modern kitchen/ diner, where functionality meets elegance with contemporary appliances seamlessly integrated into the design. The sleek quartz work surfaces not only add a touch of sophistication but also offer practicality for all your culinary endeavours. The open-plan layout invites natural light to pour in through the expansive French doors, creating a bright and welcoming atmosphere and opens up to the garden, making outdoor entertainment a seamless part of daily life.

The dining area is thoughtfully positioned, perfect for intimate family meals or gatherings with friends. A convenient WC completes this level, ensuring practicality. The current owners have recently fitted parquet style flooring through the whole of the ground floor adding a touch of sophistication.

Ascend to the first floor, where well-designed spaces continue to impress. The master bedroom serves as a

luxurious retreat, complete with an en-suite bathroom for privacy and convenience.

The second bedroom, equally well-proportioned, offers versatility for family, guests, or a home office. A beautifully appointed main bathroom serves this floor, exuding style and functionality

### STEP OUTSIDE

The south-facing rear garden offers a charming escape, perfectly designed for relaxation and entertainment. With a well-manicured lawn and a spacious patio area, it's ideal for hosting barbecues or enjoying tranquil afternoons.

At the front, the property features a neatly maintained driveway, providing convenient off-street parking. The attractive hedgerow borders add a touch of elegance to the welcoming façade of the home, enhancing its curb appeal and creating a lovely first impression

### THE LOCATION

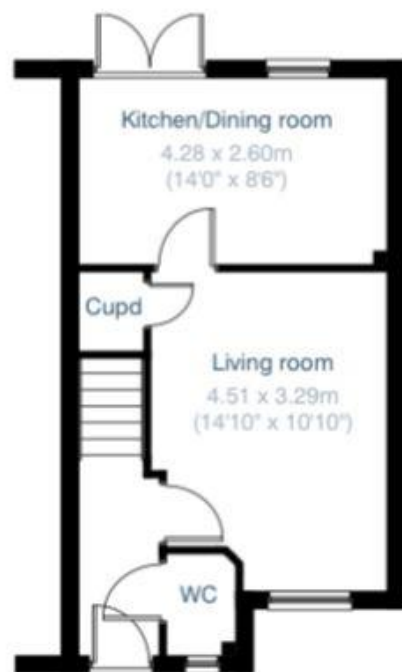
Located in the thriving community of Stanway, this sought-after area provides easy access to major transport links, including the A12, ensuring seamless connectivity to surrounding regions.

Residents can enjoy the proximity to an array of local amenities, from bustling shopping centres like Tollgate and Stanes Retail Park to charming cafes and restaurants. The vibrant Colchester City centre is just a short drive away.

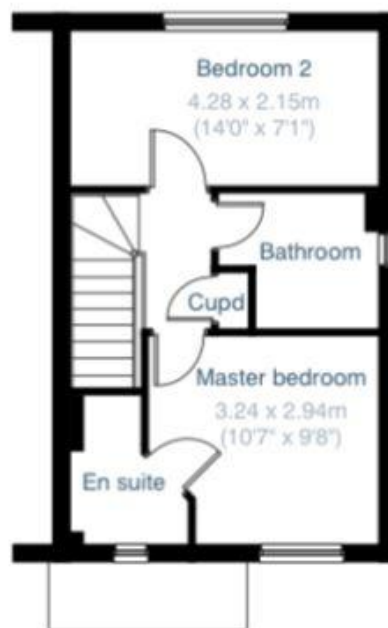
Families will appreciate the excellent educational options nearby, with reputable primary and secondary schools within easy reach.



## FLOORPLAN



Ground floor



First floor

## DIRECTIONS

### CONTACT

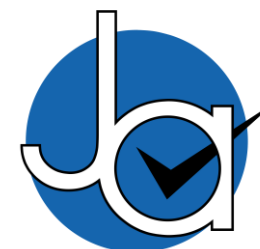
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