



4 bedroom Town House located in Stanway.

Guide Price
£375,000 - £400,000

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JOHN ALEXANDER
ESTATE AGENTS

Bird Walk Plover Road Stanway Colchester CO3 8DH



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1,384
sq ft

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £375,000 TO £400,000

Welcome to a beautifully presented townhouse ideally located along the A12 corridor with easy access to Tollgate, Stanes Retail Park, Colchester City centre, and excellent primary and secondary schools. The Property offers Kitchen, downstairs cloakroom, four bedrooms, two reception rooms, an ensuite to master and family bathroom.

STEP INSIDE

Presented to an impeccable standard, this property is ready for any family to move right in. The home is thoughtfully spread across three floors, beginning with a bright and spacious hallway upon entry, which offers access to a convenient cloakroom, the staircase to the upper floors, and the expansive ground floor living area.

This area is perfect for entertaining, featuring a seamless lounge/kitchen/diner setup with French doors opening to the garden. The kitchen is equipped with modern, stylish integrated appliances, ample worktop space, and both base and eye-level units.

The first floor hosts the principal bedroom, complete with en-suite facilities and built-in wardrobes. A lounge with two Juliette balconies overlooks a picturesque lake, providing a serene setting for relaxation. The top floor accommodates three additional well-proportioned bedrooms and a pristine main family bathroom, catering to the needs of a growing family.

STEP OUTSIDE

Outside, the rear garden includes a patio and lawn, perfect for alfresco dining and entertaining. Additionally, a rear gate provides access to two allocated parking spaces, enhancing the convenience of this delightful home.

THE LOCATION

Bird Walk is nestled in the vibrant area of Stanway, a suburb of Colchester, Essex. This location is highly sought after due to its convenient access to major transport routes, including the A12, making commuting straightforward.

The area boasts proximity to the bustling Tollgate and Stanes Retail Park, providing a variety of shopping, dining, and leisure options. Colchester City centre is a short drive away, offering rich history and cultural attractions alongside modern amenities.

Families will appreciate the excellent local education options, with several reputable primary and secondary schools nearby. The neighbourhood itself is known for its peaceful, community-oriented atmosphere, with plenty of green spaces and recreational facilities.



MEASUREMENTS

ENTRANCE HALLWAY - 14' x 7' (4.3m x 2.1m)

CLOAKROOM - 5'7" x 3' (1.7m x 0.9m)

DINING AREA - 17' x 13' (5.2m x 4m)

KITCHEN - 12'8" x 9' (3.9m x 2.7m)

FIRST FLOOR LANDING - 9'10" x 7'4" (3m x 2.2m)

LOUNGE - 17' x 12'3" (5.2m x 3.7m)

BEDROOM - 1 - 12'6" x 9'3" (3.8m x 2.8m)

ENSUITE - 7'8" x 7'5" (2.3m x 2.3m)

SECOND FLOOR LANDING - 10'3" x 7'8" (3.1m x 2.3m)

BEDROOM - 2 - 14'2" x 9' (4.3m x 2.7m)

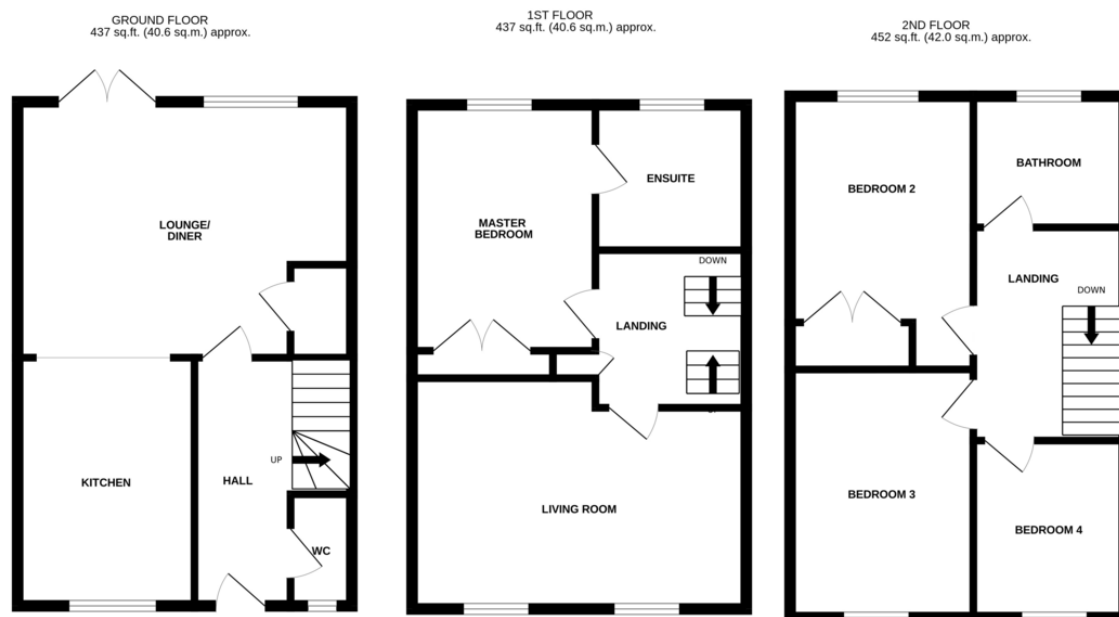
BATHROOM - 7'9" x 6'9" (2.4m x 2.1m)

BEDROOM - 3 - 12'9" x 9' (3.9m x 2.7m)

BEDROOM - 4 - 9' x 7'7" (2.7m x 2.3m)



FLOORPLAN



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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.
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DIRECTIONS

CONTACT

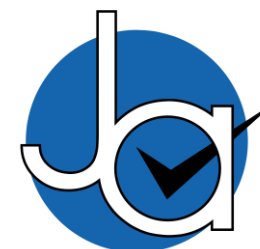
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