



**2 bedroom End  
Terraced  
House located  
in Stanway.**

Guide Price  
£240,000 - £250,000

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## FULL DESCRIPTION

### OVERVIEW

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John Alexander is pleased to offer an attractive two-bedroom end-terraced home, tucked away in a quiet cul-de-sac within the highly sought-after area of Stanway. The property offers well-proportioned accommodation arranged across two floors, with the added benefit of a conservatory and private rear garden, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

### STEP INSIDE

On the ground floor, the welcoming entrance hallway leads into a spacious kitchen fitted with a range of cupboards, work surfaces and space for appliances, with direct access into the bright conservatory. This versatile space can be enjoyed as a dining area, playroom, or home office, and opens out onto the rear garden. At the front of the property is a generous lounge measuring over 16ft in length, providing plenty of room for comfortable seating and entertaining.

Upstairs, the landing gives access to two well-proportioned bedrooms and the family bathroom. The principal bedroom is a large double with ample space for wardrobes and additional storage, while the second bedroom is also of a good size and could be used as a guest room, children's room, or study. The family bathroom is fitted with a panel bath, hand wash basin, and W.C.

### DIMENSIONS

Entrance Hallway

Kitchen (12'3" x 8'10" / 3.7m x 2.7m)

Conservatory (12'3" x 9'8" / 3.7m x 2.9m)

Lounge (16'10" x 12'3" / 5.1m x 3.7m)

Landing

Bedroom One (12'3" x 11'9" / 3.7m x 3.6m)

Bedroom Two (12'3" x 8'11" / 3.7m x 2.7m)

Bathroom (9'0" x 4'10" / 2.7m x 1.5m)

### STEP OUTSIDE

The rear garden is fully enclosed and thoughtfully designed for low maintenance, combining a smart patio area with artificial lawn to create an attractive and practical outdoor space. Perfect for entertaining, relaxing, or simply enjoying the fresh air, it serves as a versatile extension of the home.

At the front, the property enjoys resident-only parking along with a single garage, providing both convenience and secure storage.

### THE LOCATION

Montbretia Close is set in the sought-after suburb of Stanway, just west of Colchester. The area offers excellent amenities at Tollgate Shopping Centre, well-regarded schools, and leisure attractions including Colchester Zoo, with easy access to the A12 for convenient commuting.

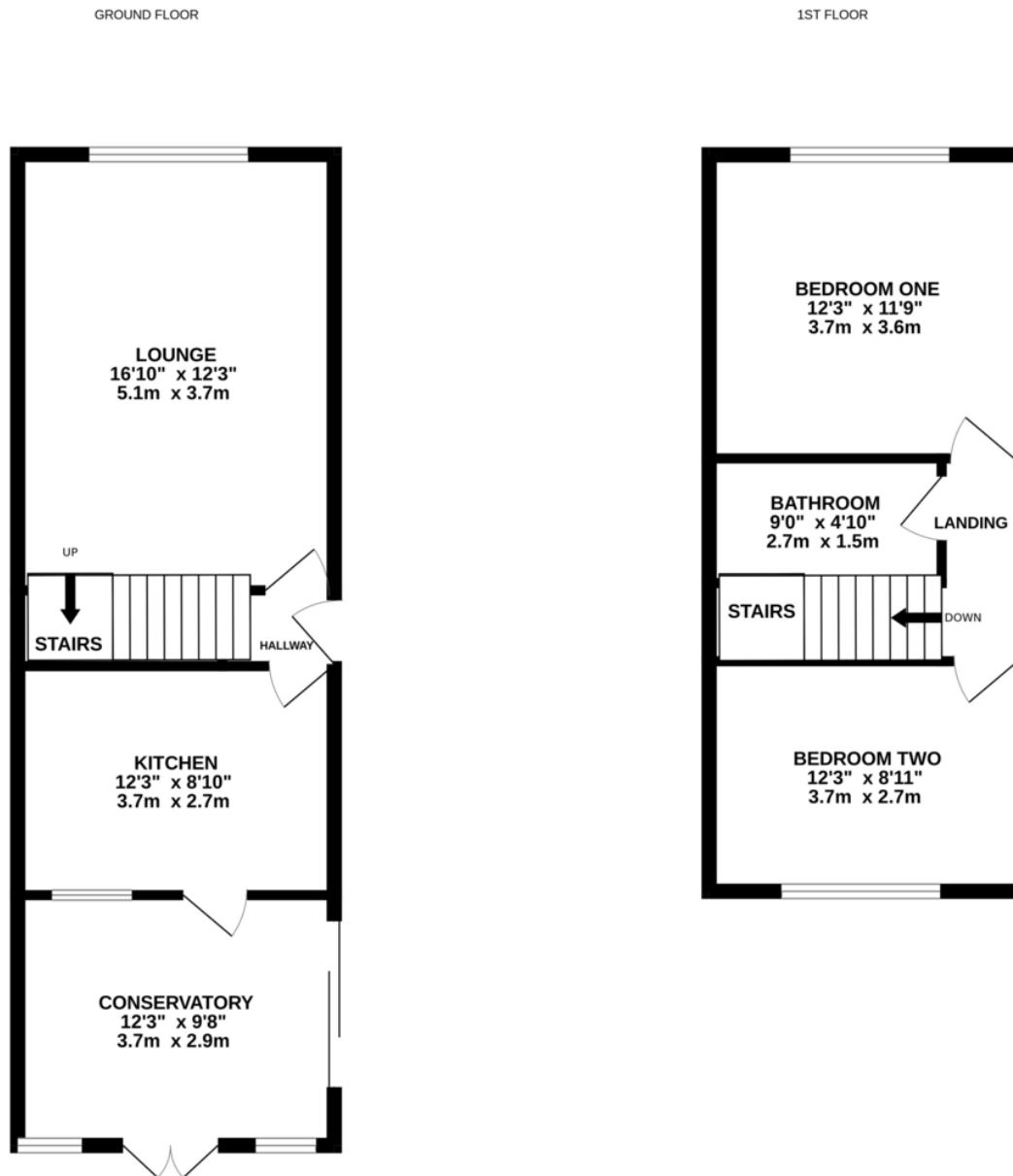


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## FLOORPLAN



## CONTACT

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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.