



## 2 bedroom End Terraced House located in Stanway.

Guide Price  
£280,000 - £300,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Llama Close Stanway Colchester CO3 8DS

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £280,000 TO £300,000\*\*\*

John Alexander is proud to present to market a well-appointed two-bedroom end-of-terrace home in Stanway, featuring modern interiors and new carpets throughout. Ideally located just a short walk from Tollgate's extensive range of shops, restaurants, and amenities, the property is also close to Stanway School and offers excellent transport links via Marks Tey train station to London Liverpool Street, as well as easy access to the A12 and A120.

### STEP INSIDE

Step inside this beautifully presented two-bedroom end-of-terrace home, thoughtfully finished throughout with modern touches and new carpets. The entrance hall welcomes you with a bright and airy feel, leading to a convenient cloakroom.

Moving through, you enter the impressive open-plan lounge, kitchen, and dining area, measuring 7.53m x 3.87m (24'8" x 12'8"), designed for contemporary living. The kitchen boasts sleek gloss cabinetry, complemented by wood-style flooring, and comes fully equipped with an integrated oven, hob, extractor fan, fridge/freezer, and dishwasher, ensuring both style and functionality. Under the stairs, you'll find plumbing for a washing machine, cleverly tucked away for convenience.

Ascend to the landing, where the accommodation continues with two well-proportioned bedrooms. The principal bedroom measures 3.87m x 3.04m (12'8" x 10'0") and features built-in wardrobes, offering excellent storage.

The second bedroom, at 3.86m x 2.12m (12'8" x 6'11"), is ideal as a guest room, home office, or nursery. Completing the home is a stylish family bathroom, sized 2.18m x 1.82m (7'2" x 6'0"), fitted with modern fixtures and finishes.

### STEP OUTSIDE

Externally, the property offers allocated parking for two vehicles and a rear garden featuring a patio area, ideal for outdoor dining or relaxation. The garden is fully enclosed with fencing for privacy and security and benefits from rear access leading directly to the parking area, providing excellent convenience

### THE LOCATION

Llama Close is a superbly located cul- de- sac in Stanway, just moments away from Tollgate Shopping Centre, where you can enjoy a wide range of high- street stores, eateries, cafes, and essential services including Boots, Costa Coffee, McDonald's, Argos, Sainsbury's, and electric vehicle charging. Families will appreciate the proximity to excellent schools such as Lakelands Primary (0.7 miles) and The Stanway School (0.9 miles), as well as the Tollgate Health Centre just 700 yards away. Commuters benefit from easy links to Marks Tey Train Station - only around 2 miles away and just an eight-minute bus ride - offering direct services to London Liverpool Street via the Great Eastern Main Line. With the A12/A120 within easy reach, this address combines the best of suburban tranquillity and connectivity.



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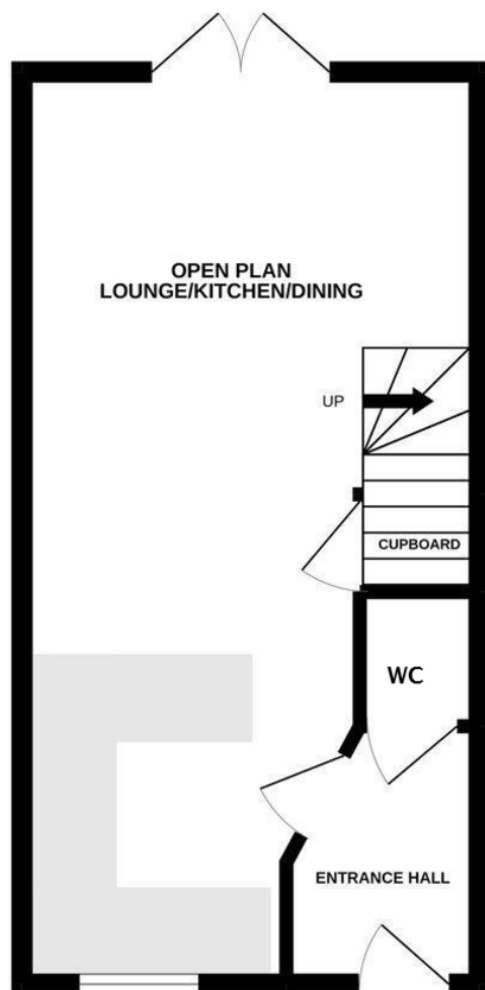




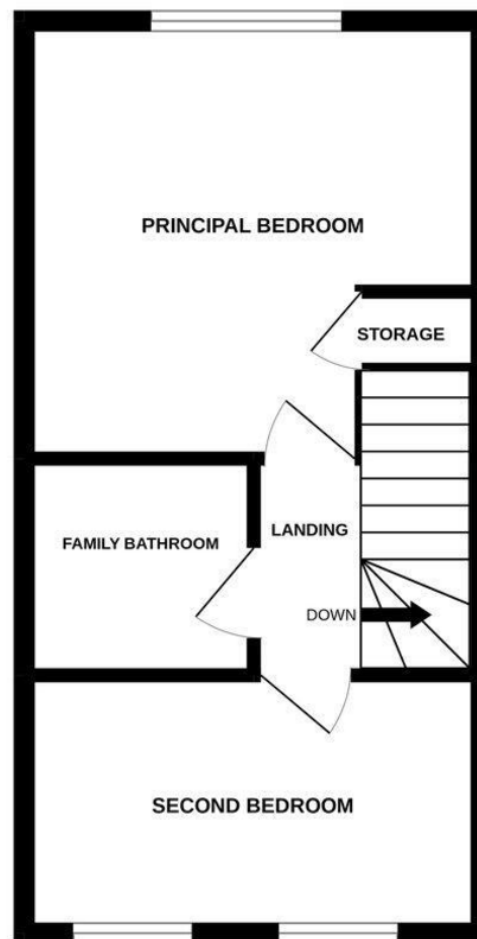


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



## DIRECTIONS

### CONTACT

**99 London Road**  
**Stanway**  
**Colchester**  
**Essex**  
**CO3 0NY**

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

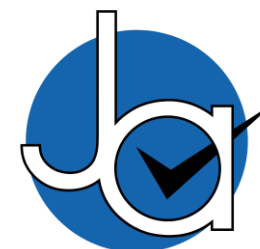
T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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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, 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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