



3 bedroom End Terraced House located in Stanway.

Guide Price
£280,000 - £300,000

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Montbretia Close Stanway Colchester CO3 0RB

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £280,000 TO £300,000

Nestled in a peaceful cul-de-sac in the ever-popular area of Stanway, this beautifully maintained two-bedroom end-of-terrace home with a pretty garden and off-road parking offers modern living throughout and is perfectly suited to first-time buyers, downsizers, or those seeking a move-in-ready property with excellent amenities close by.

STEP INSIDE

Upon entering the property, you step into a bright and welcoming entrance hallway, where straight ahead you'll find a sleek, modern cloakroom fitted with a low level WC and wash hand basin-an ideal convenience for visitors and day to day living.

Moving through the hallway brings you into the generous Lounge (16'3" x 12'4"), a superbly proportioned room featuring attractive wooden flooring and a wonderful sense of space. A staircase rises from the rear of the room, leading to the first floor.

At the back of the property sits the impressive Kitchen/Diner (12'3" x 9'3"), beautifully finished with a stylish range of shaker style cabinetry and matching work surfaces. The kitchen is fully equipped with an integrated electric oven and four ring gas hob, integrated fridge, microwave, dishwasher, and washing machine. Clever storage solutions include corner carousel units, wall mounted cupboards, and a tall broom cupboard. A further cupboard houses the Worcester gas central heating boiler, ensuring everything is neatly concealed. A rear door opens directly onto the garden, allowing for easy indoor-outdoor living.

Upstairs, the landing provides access to all rooms, including a useful storage cupboard. The spacious Master Bedroom (12'4" x 11'7") offers ample floor space for wardrobes and additional furnishings. The second bedroom is also a generous double, measuring 12'4" x 8'6", ideal as a guest room, nursery, or home office. The contemporary Shower Room completes the first floor accommodation, fitted with a modern suite comprising a low level WC, wash hand basin, shower cubicle, and heated towel rail.

STEP OUTSIDE

To the rear of the home is a delightful south facing garden, fully enclosed and offering excellent privacy with no overlooking properties. The garden is laid mainly to lawn with a patio area-ideal for outdoor dining-and features a shed with power, providing useful additional storage or potential workshop space.

To the front of the property, a garage is positioned nearby, accompanied by a gravel driveway providing off road parking.

THE LOCATION

Montbretia Close, is located in a quiet residential area in Stanway. It offers excellent access to the A12, making travel towards London, Chelmsford, and Ipswich very convenient. The property is also close to local shops, including the Tollgate Retail Park and Stane Retail Park and other amenities.



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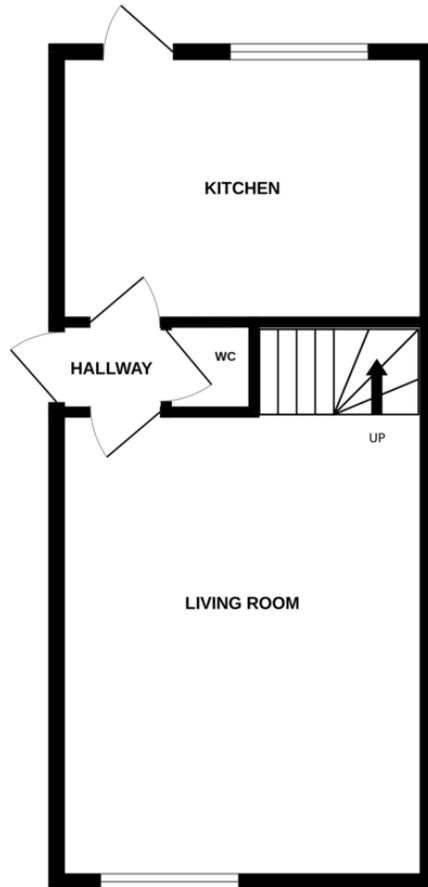
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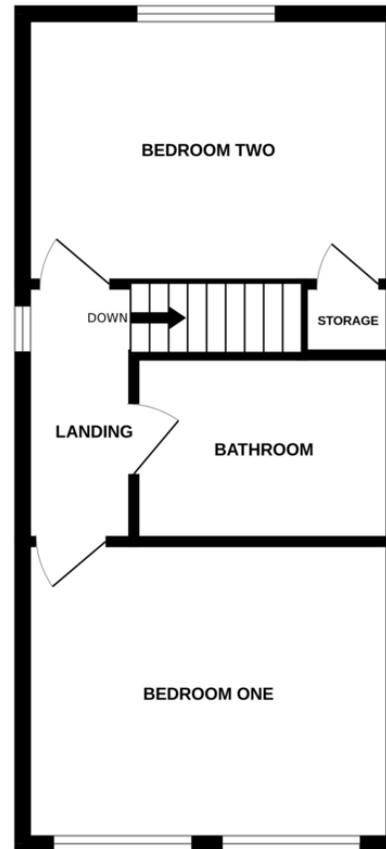


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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

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