

oakheart



£550,000

Guide Price

Charles Bree Way, Stanway, Colchester

Situated within the highly sought-after Stanway area of Colchester, this beautifully presented four-bedroom detached family home offers spacious and contemporary accommodation throughout, alongside excellent connectivity to the A12, Marks Tey railway station providing direct services into London Liverpool Street. Conveniently positioned close to local schooling, shops and amenities, the property is ideally suited for modern family living.

Constructed by Taylor Wimpy and benefitting from the remainder of an NHBC warranty until November 2028, the home is well maintained and enhanced with a range of modern upgrades including FTTP broadband with speeds up to 900Mbps, Cat 5e network cabling to the lounge, bedroom one and bedroom

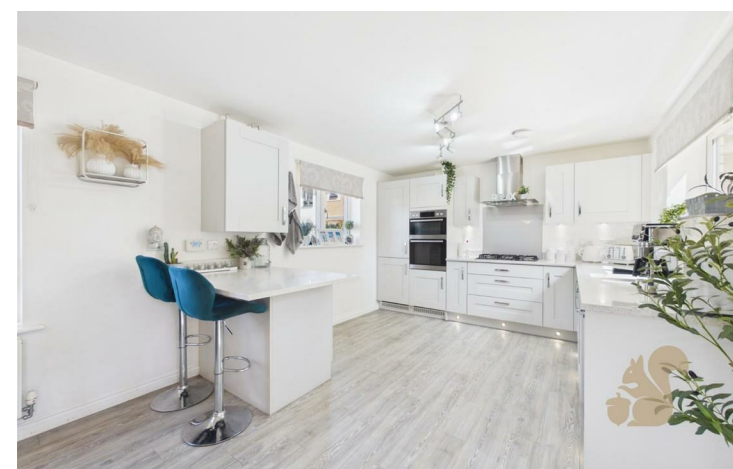
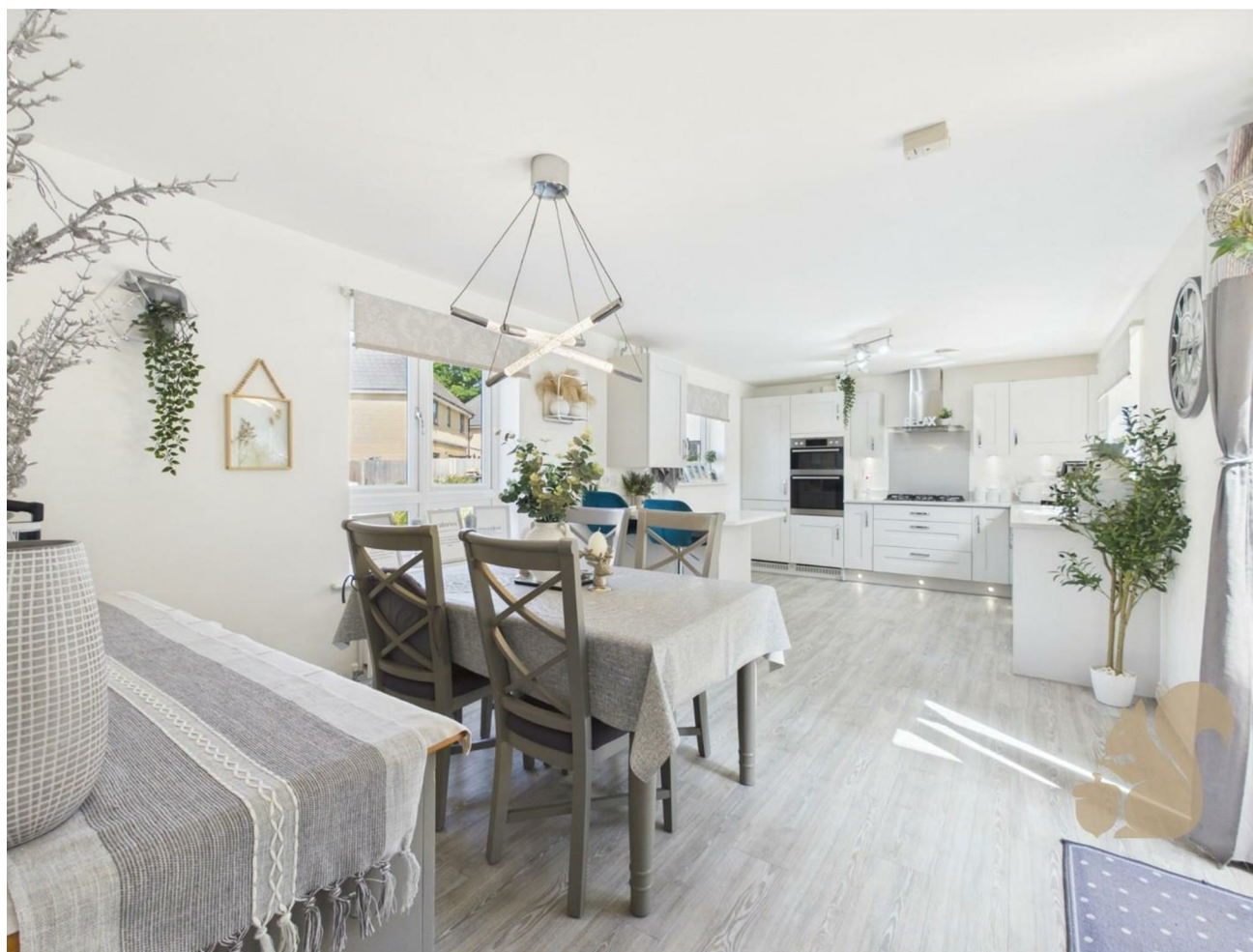
four, and a Hypervolt EV charger installed to the side of the property.

Stepping inside, the property welcomes you via a spacious entrance hallway with stairs rising to the first floor and access to a convenient ground floor cloakroom. Positioned to the front of the home is a versatile snug/study, ideal for home working or additional reception space. To the rear, the generous living room benefits from patio doors opening directly onto the garden, creating a bright and comfortable setting for relaxing and entertaining.

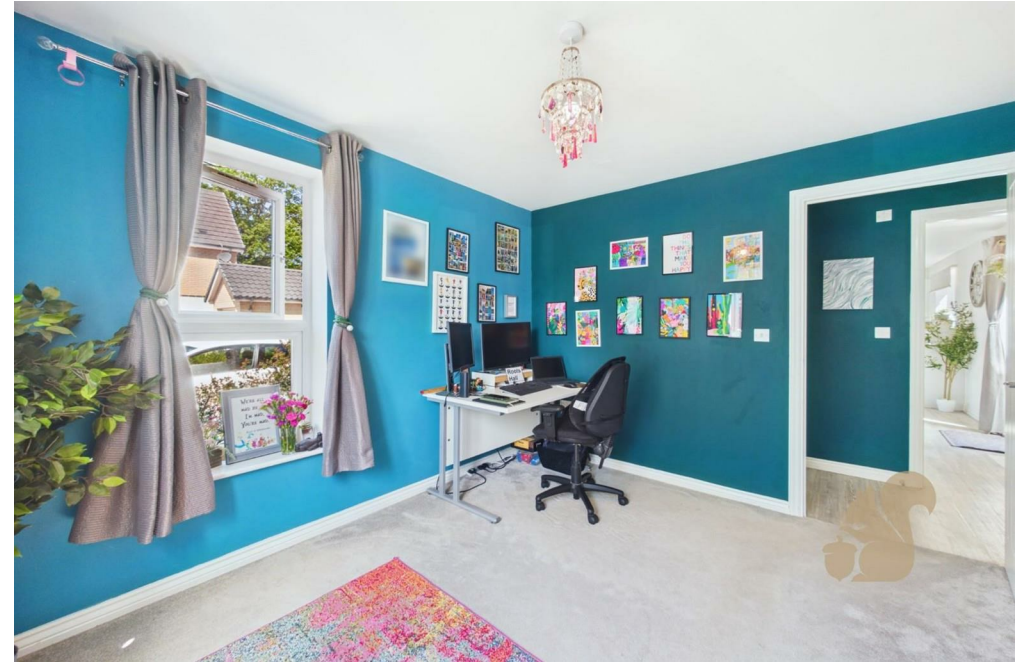
The kitchen/dining room forms the heart of the home and is fitted with a modern range of units and ample worktop space, alongside integrated

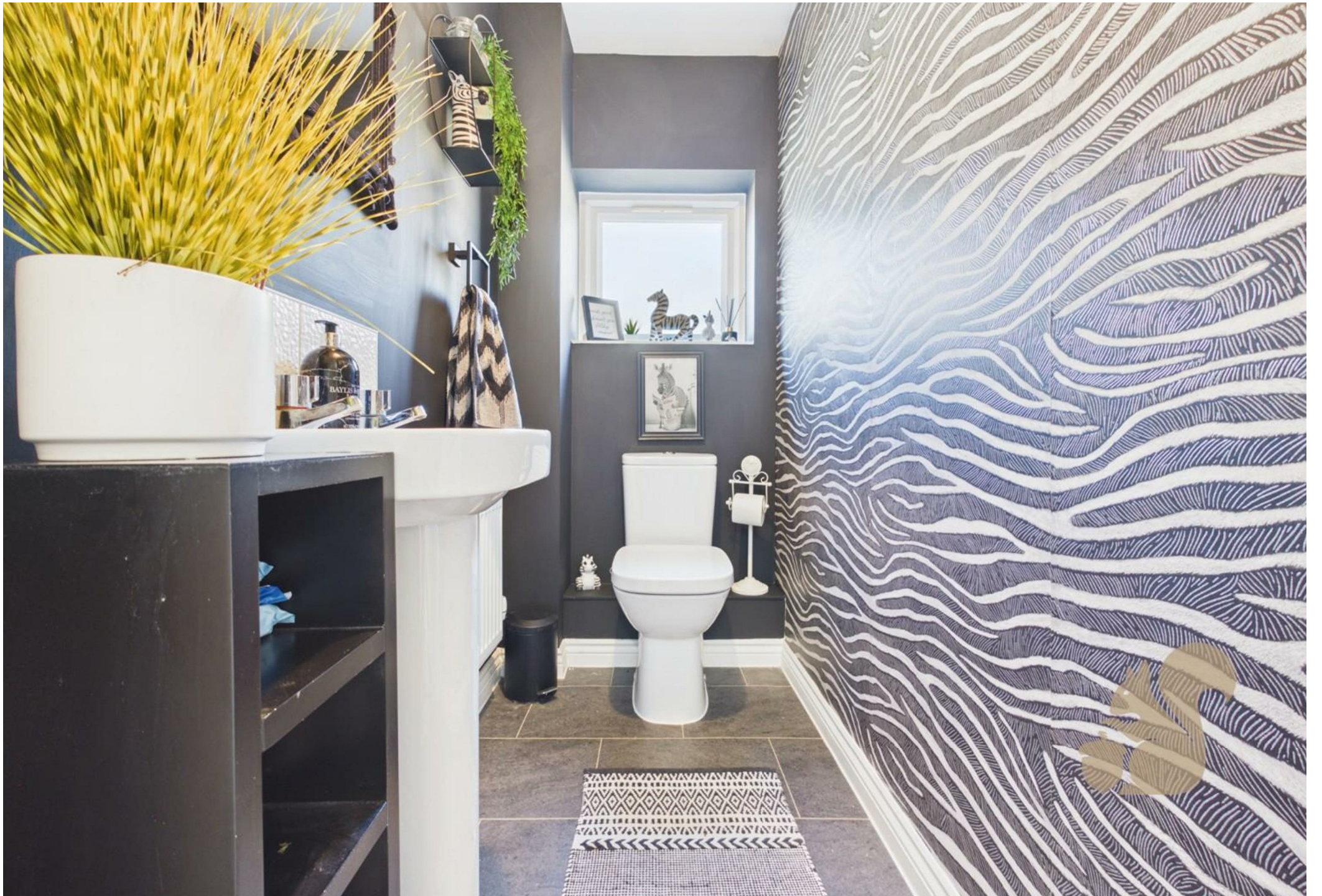
appliances including a built-in fridge/freezer, washing machine and dishwasher. Doors from the kitchen provide direct access to the rear garden, ideal for family life and entertaining.

To the first floor, the landing leads to four well-proportioned bedrooms, including a spacious principal bedroom benefitting from fitted sliding wardrobes, a Juliet balcony and a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms.











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Main building GLA[®]

149.21 m²
1606.05 ft²

Main building total

149.21 m²
1606.05 ft²

Bonus space

49.13 m²
528.83 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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