

oakheart



£325,000

O.I.R.O

Jackdaw Drive, Stanway, Colchester

This charming three-bedroom, two-bathroom semi-detached house is situated in the heart of Stanway, offering unparalleled convenience. Its prime location provides easy access to Stane Retail Park, top-performing schools, the A12, and Marks Tey Train Station, which offers direct routes to London Liverpool Street.

Upon entering, the warm entrance hall features a WC to the left. The spacious lounge is bright and airy, with patio doors

leading out to the rear garden. A large under-stairs storage cupboard adds practicality. The expansive kitchen diner is perfect for entertaining, boasting ample worktop and cupboard space, integrated appliances, and patio doors opening onto the garden.

Upstairs, the principal bedroom is well proportioned with an en-suite shower room. The second is a double bedroom with wardrobe, while the third single bedroom is versatile, suitable as

a child's room, home office, or guest space. The family bathroom is thoughtfully designed with a WC, wash basin, and a bath with an overhead shower.

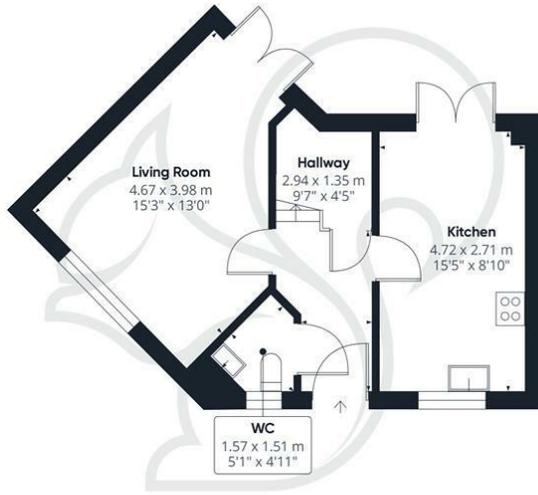
The enclosed rear garden combines patio and lawn, offering a private space for relaxation or outdoor activities. Side access to the driveway provides off-road parking for multiple cars. This spacious and well-appointed home is perfect for families or professionals seeking excellent transport links, outstanding amenities, and a welcoming community.











Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
73.15 m<sup>2</sup>  
787.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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