

oakheart



£375,000

Guide Price

Laurence Byrne Avenue, Stanway,
Colchester



Guide Price £375,000 – £400,000

Built in June 2018 by Taylor Wimpey, this beautifully presented and thoughtfully upgraded three-bedroom home offers stylish, modern living across three well-designed floors, ideal for families and professionals alike.

The ground floor welcomes you with a generous entrance hallway leading to a contemporary fitted kitchen, a convenient cloakroom, and a superb living room positioned to the rear. This bright and spacious living area benefits from air conditioning and opens onto the garden, creating a comfortable and versatile space for both relaxing and entertaining.

On the first floor, you will find two well-proportioned bedrooms, the double bedroom benefits from air conditioning, alongside a modern family bathroom, all arranged off a central landing. The top floor is dedicated to an impressive principal bedroom suite, complete with built-in wardrobe, and a stylish en-suite shower room, offering a private and comfortable retreat.

Externally, the property continues to impress with a driveway and carport providing off-road parking for 2 cars, while to the rear is a private, overlooked oasis garden, ideal for outdoor dining and enjoying a good degree of seclusion.

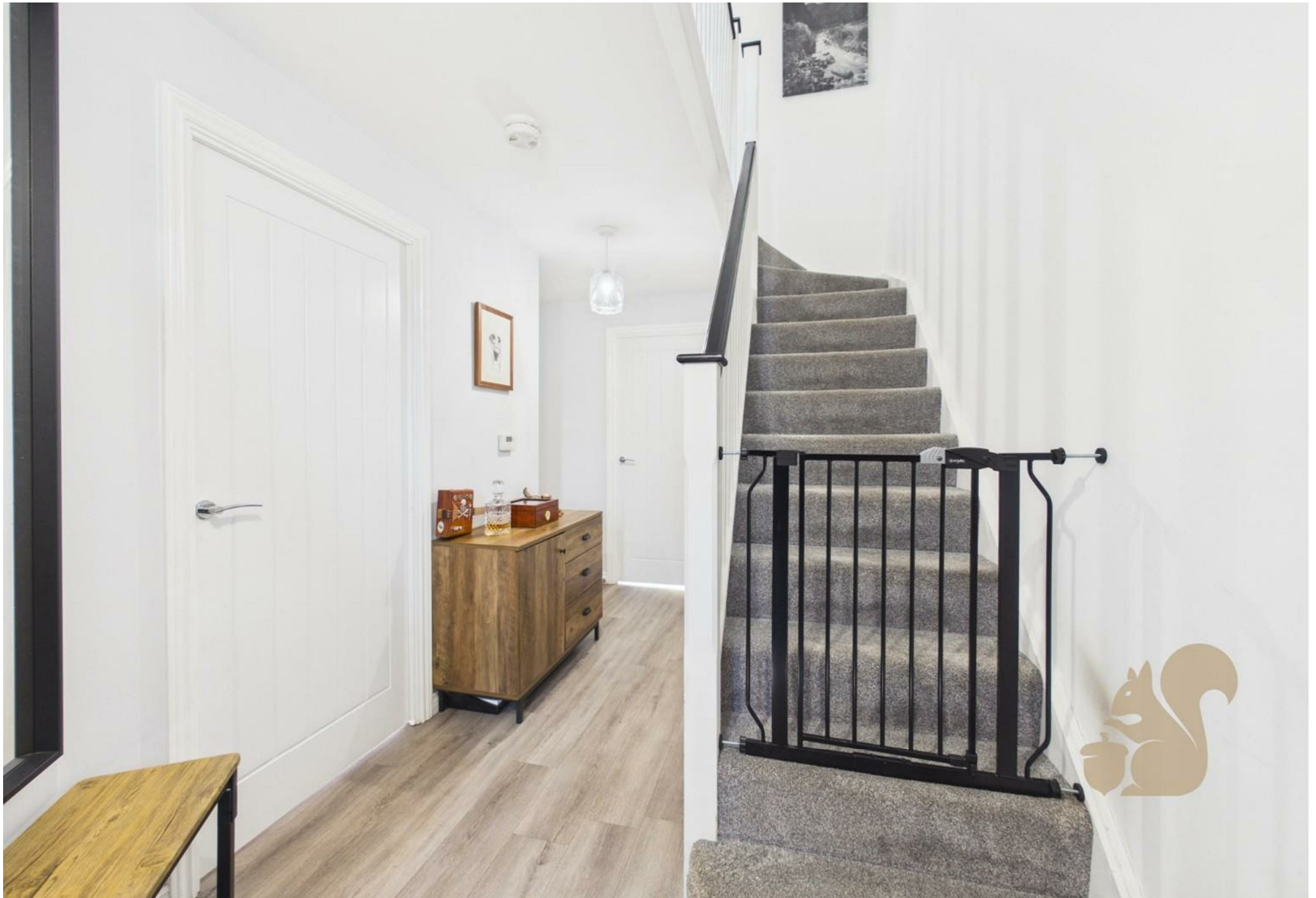
Further benefits include a strong EPC rating of B, reflecting the home's energy efficiency, along with its relatively recent construction providing peace of mind and low maintenance living.

Situated within the popular Stanway area, the property enjoys excellent access to local amenities, schooling, and transport links including the A12 and Marks Tey station with direct services to London Liverpool Street.

Agents Note

There is a management fee payable of £312 pa











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GLA[®]
 111.9 m²
 1204.47 ft²
Total
 113.25 m²
 1218.99 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
 Areas with headroom below 1.52 m/5 ft are excluded

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:
 D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	85	
(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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