

oakheart



£375,000

Guide Price

Ostrich Street, Stanway



Guide Price: £375,000 - £400,000.

Nestled away down a Cul-De-Sac location, this beautiful extended three-bedroom semi-detached family home. This property offers a perfect blend of modern living and convenience, with easy access to top-performing schools, Stane Retail Park, the A12, and Marks Tey Station, which provides direct train services to London Liverpool Street.

Upon entering, you are welcomed by a spacious entrance porch that leads into a cozy yet expansive lounge. A modern WC on the ground floor adds convenience for guests and everyday living. The heart of the home is undoubtedly the extended open-plan kitchen diner. It features a sleek central

island, offering ample workspace and storage. Bi-fold doors open up to the rear garden, creating a harmonious indoor-outdoor living space.

The first floor houses a landing area where planning approval and the first stage of the work has been completed for a loft conversion. This addition will create a fourth bedroom, complete with an en-suite, adding further value and space to the property. The principal bedroom is a luxurious retreat, featuring built-in wardrobes and a private en-suite. There are two additional double bedrooms, each spacious and well-lit, making them perfect for children, guests, or a home office. A well-appointed family bathroom completes this level.

The property offers a good-sized, landscaped rear garden, enclosed for privacy

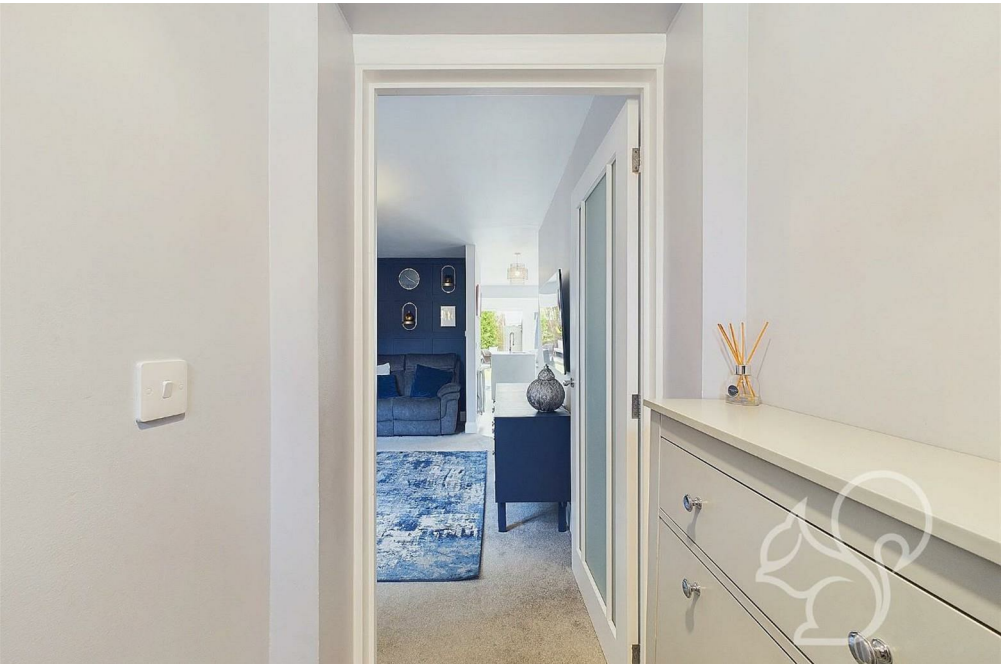
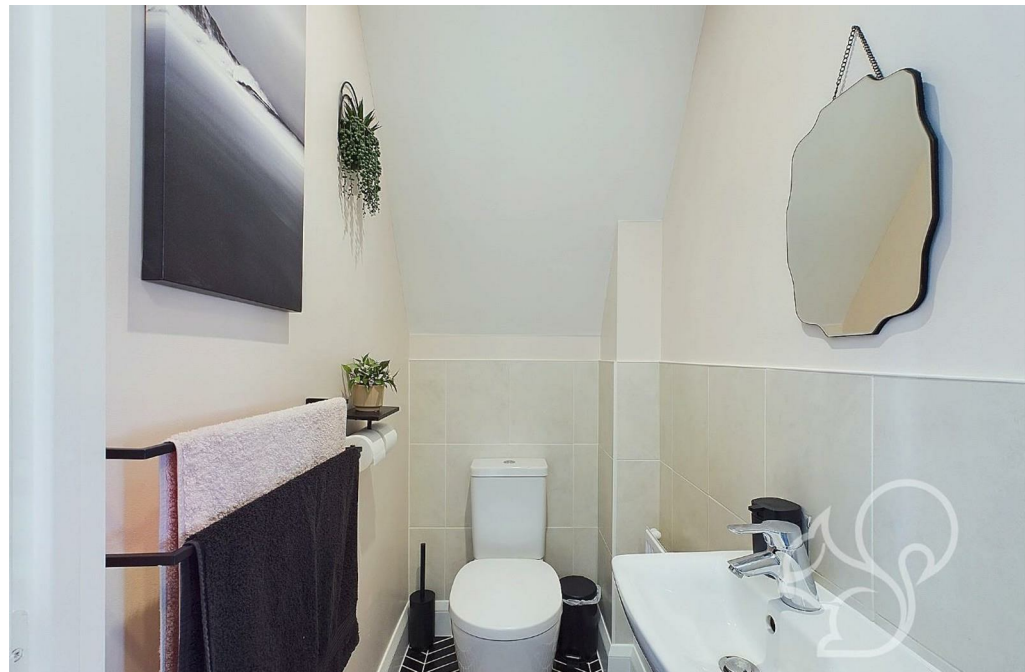
and designed for low maintenance with artificial lawn. Two decking areas provide the perfect spots for outdoor dining, lounging, and entertaining. A side gate offers easy access to the side driveway, where the owners have installed a roller door, providing extra security and storage options. The 1.5-length garage offers additional storage space or parking options. The front of the property features a driveway that provides ample off-road parking for multiple vehicles, making it convenient for family and guests.

















Ground Floor



Floor 1

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**Approximate total area<sup>®</sup>**

101.34 m<sup>2</sup>  
1090.81 ft<sup>2</sup>

**Reduced headroom**

0.11 m<sup>2</sup>  
1.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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:**  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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>		
<b>England &amp; Wales</b>	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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