

oakheart

£400,000

Offers In Excess Of  
New Farm Road, Stanway, Colchester

OLD CHAPEL DRIVE

Situated on New Farm Road in the highly desirable Stanway area of Colchester, being offered with no onward-chain this well-presented four-bedroom link-detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families. Conveniently located close to local amenities, schooling, retail parks and excellent transport links, the property provides modern living within one of Colchester's most sought-after residential locations.

Stepping inside, the property welcomes you via an entrance hallway with access to a convenient ground floor cloakroom and stairs rising to the first floor. The kitchen is positioned to the front of the home and offers a range of

fitted units, ample worktop space and room for everyday dining. To the rear, the generous living room provides an excellent space for relaxing and entertaining, benefitting from French doors opening directly onto the garden and allowing plenty of natural light throughout.

To the first floor, the property offers four well-proportioned bedrooms, including a spacious principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, providing practical accommodation for family living.

Externally, the property continues to impress with a private rear garden, ideal

for outdoor dining, entertaining and family enjoyment. The home further benefits from an integral garage and driveway parking, providing excellent storage and off-road parking facilities.

Located within easy reach of Stanway's retail parks, highly regarded schools and the A12, this attractive family home offers the perfect balance of convenience, space and modern living.

Agents note: Please be advised there is an estate charge payable annually.











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**GLA<sup>10</sup>**  
 111.01 m<sup>2</sup>  
 1194.86 ft<sup>2</sup>

**Total**  
 131.84 m<sup>2</sup>  
 1419.15 ft<sup>2</sup>

(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:  
 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>		<b>88</b>
(69-80) <b>C</b>	<b>78</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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