



Kale Croft, Stanway

Introducing a charming 3-bedroom semi-detached home in a quiet and desirable cul-de-sac in Stanway, Colchester.

Guide price £325,000

Kale Croft

Stanway, Colchester, CO3



- 3 bedroom semi detached home
- Quiet cul de sac location in Stanway
- Spacious and well presented
- Landscaped sunny garden
- Off street parking
- Garage
- Guide Price £325,000 - £350,000

The Property

As you step inside, you'll immediately appreciate the well-designed layout of the ground floor. The centerpiece is a spacious and open-plan living and dining room, perfect for entertaining and family gatherings. Sunlight floods this inviting space, whilst carpeted floors and a feature exposed brick wall add a cosy feel. Double doors lead seamlessly to the garden, allowing for an indoor-outdoor flow, ideal for summer barbecues or simply enjoying the garden.

The separate kitchen is well presented with slate grey tiled flooring and white cabinetry. It's generously sized and thoughtfully fitted with ample space for appliances.

On the first floor, there are three bedrooms, a family bathroom and the landing space. There are two generously sized double bedrooms as well as a third good sized bedroom perfect for a child's bedroom or home office. A well-appointed family bathroom with bath and overhead power shower completes the offerings of the first floor.

The Outside

The property is fronted by a small but beautifully presented front garden and a paved driveway providing off street parking for 2 vehicles. The garage, to the side of the property, provides further off street parking or ample storage space. To the rear, there is a good sized, sunny, landscaped garden with a bricked patio area perfect for outside dining as well as an area laid to lawn. The garden is well presented and easy to maintain with a gate for side access as well as a shed providing outside storage space.

The Area

Stanway is known for its peaceful and family-oriented lifestyle. It boasts a mix of modern housing developments, green spaces, and a friendly community atmosphere. Residents can enjoy a balance between suburban tranquility and easy access to urban amenities. The area is ideal for families and individuals seeking a quiet environment while remaining close to the conveniences of Colchester.

Stanway benefits from a range of amenities, including shopping options like Tollgate Retail Park, which features a variety of stores, restaurants, and entertainment facilities. You'll find supermarkets, local shops, healthcare centres, and schools. Additionally, the nearby Colchester Zoo is a popular attraction for families.

Stanway offers excellent transport links, making it easy to connect to other parts of Colchester and beyond. The A12 dual carriageway is easily accessible, providing a direct route to London and Ipswich. Colchester's city centre is just a short drive away, where you can access mainline train services to London Liverpool Street. Buses also run regularly through the area.

Further Information

Tenure - Freehold

Council Tax - Colchester Band C

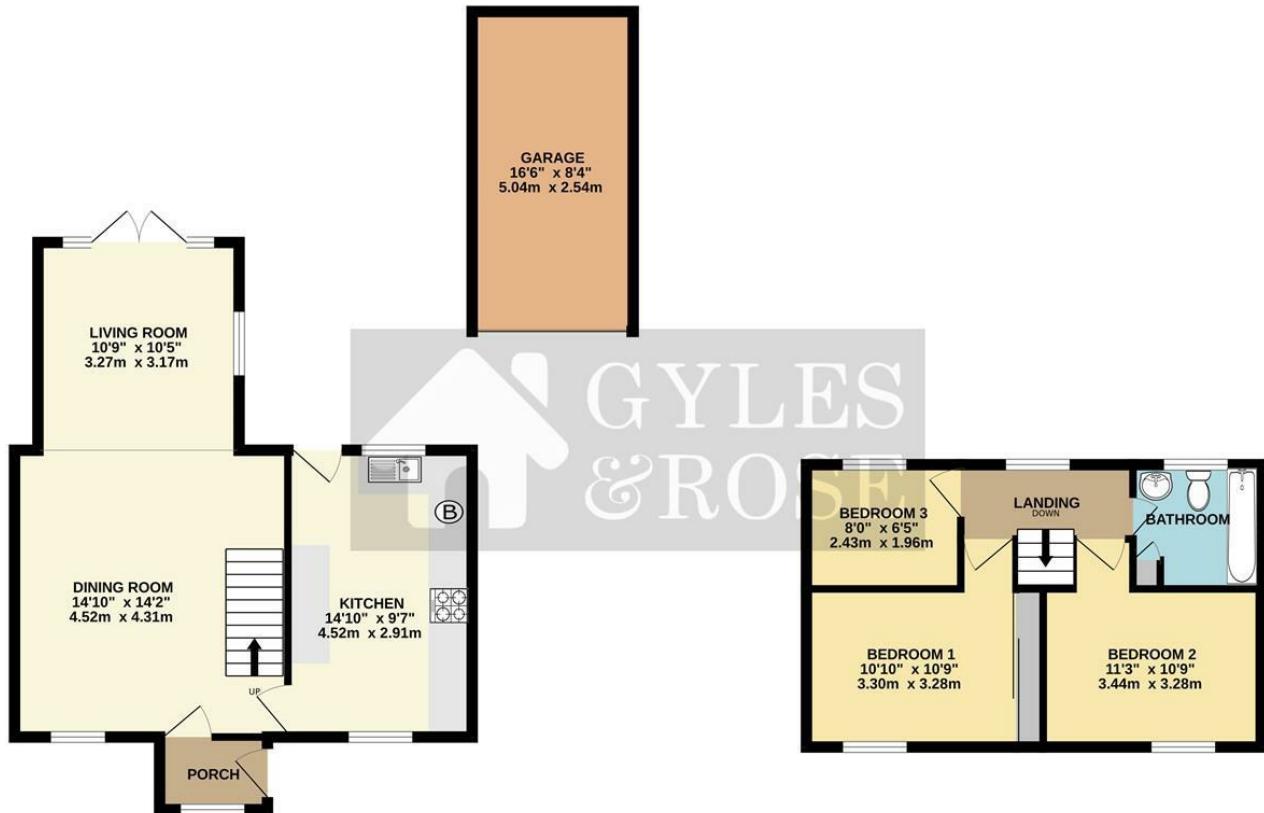
In line with the Estate Agents Act 1979 - This vendor is a relative of someone who works at Gyles & Rose.



Floor Plan

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		86	
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
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