

Stanway, Colchester

Set on a peaceful close in Stanway, this two-bedroom semi-detached house offers a calm and practical arrangement of space, with a generous living area, private garden and open outlook to the rear. The interiors are light and unfussy, creating a comfortable home that is both functional and quietly inviting.

Offers in the region of £240,000

Montbretia Close

Stanway, Colchester, CO3



- Two-bedroom semi-detached home with well-balanced proportions
- Private rear garden with patio and lawn backing onto allotments
- Garage en bloc providing additional storage or parking
- Generous 20ft sitting room with warm timber flooring
- Two well-sized double bedrooms with built-in storage
- Quiet residential cul-de-sac close to amenities and transport links
- Bright kitchen with direct access to the garden
- Family bathroom with bath and overhead shower

The Property

The house is approached via a small enclosed front garden, lending a sense of arrival before stepping into the entrance hall. From here, this home opens into a surprisingly generous sitting room that runs the full depth of the house. Timber effect flooring adds warmth underfoot, while a large rear window frames views of the garden and draws in a soft, even light. The proportions allow for both relaxed seating and dining, giving the room a flexible, sociable quality.

To the rear, the kitchen is neatly arranged in a U-shape, with pale cabinetry paired with darker work surfaces. A wide window sits above the sink, looking out onto the garden, while a glazed door provides direct access outside. The space feels practical and well-lit, with a simple, functional layout suited to everyday use.

Upstairs, two double bedrooms sit either side of the landing. The principal bedroom is particularly well-proportioned, with built-in wardrobes spanning one wall and a calm, muted palette that enhances the sense of rest. The second bedroom is also a comfortable double, adaptable as a guest room, nursery or workspace. A centrally positioned bathroom serves both rooms, finished with full-height tiling and a bath with overhead shower.

The Outside

The rear garden is enclosed and thoughtfully arranged, combining a paved terrace with a lawn beyond. The patio sits directly outside the kitchen, creating a natural extension of the interior during warmer months—well suited to outdoor dining or quiet evenings.

Beyond, the lawn stretches to the rear boundary, where a timber shed provides useful storage. The garden backs onto allotments, offering an unexpectedly open and green outlook that enhances both privacy and a connection to nature.

To the front, a small fenced garden softens the approach, while a garage en bloc provides additional storage or parking nearby.

The Area

Montbretia Close lies within Stanway, a popular residential area to the west of Colchester, known for its balance of convenience and access to open space. The surrounding neighbourhood has a settled, community-led feel, with a mix of family homes and green pockets.

Tollgate Retail Park is close by, offering a wide range of shops, supermarkets and eateries, while Colchester's historic centre—with its independent shops, galleries and restaurants—is easily reached.

Transport connections are strong, with the A12 providing direct routes towards London and the coast. Colchester North Station offers regular services to London Liverpool Street, making this a practical location for commuters.

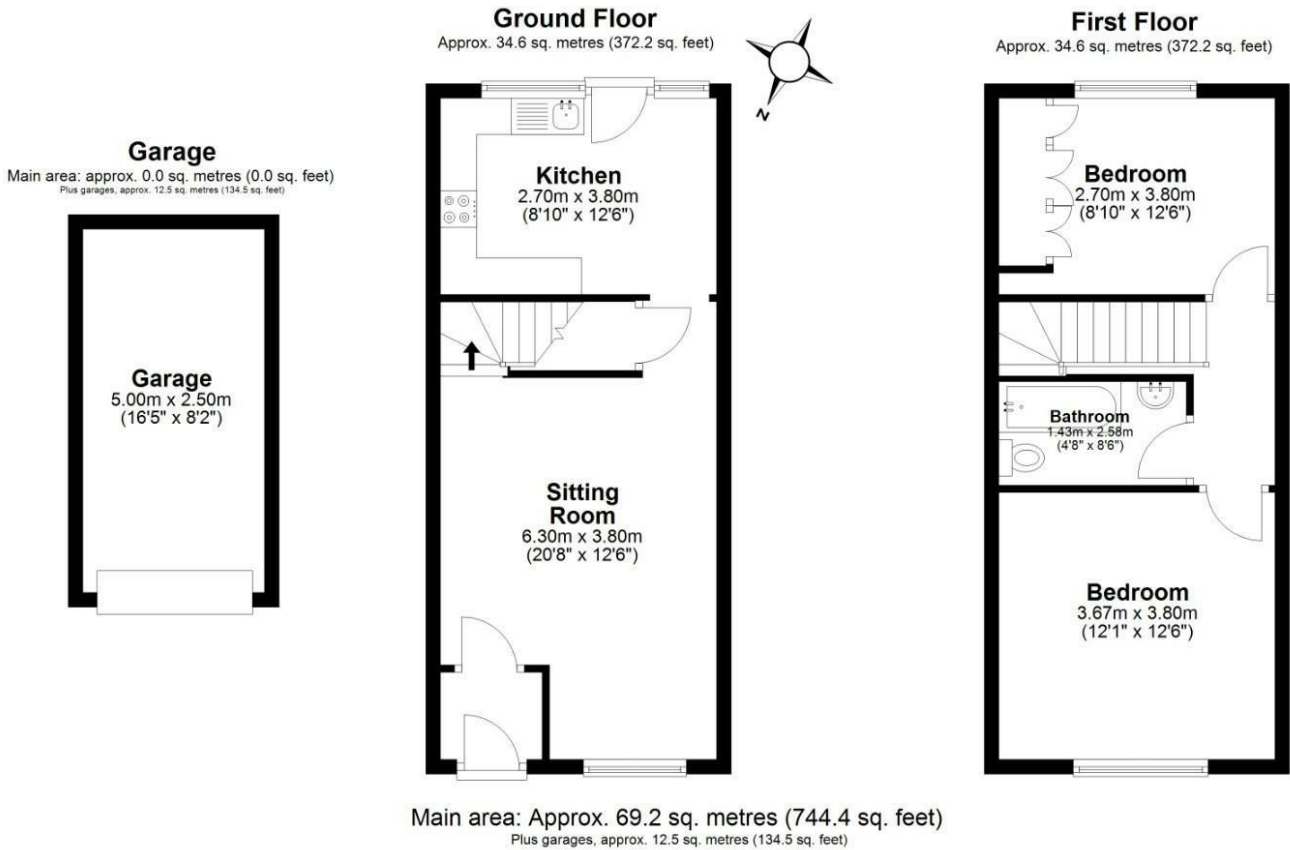
The area is also well served by local schools and nearby countryside walks, giving it a well-rounded, lifestyle-focused appeal.

Further Information

Tenure - Freehold



Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Montbretia Close, Stanway

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	