



Beacon Way, Stanway

SOLD PRIOR TO MARKETING

A spacious and well-balanced three/four-bedroom family home offering generous living accommodation, a large driveway and detached garage, positioned within a quiet cul-de-sac in the highly sought-after Stanway area.

Offers in excess of £400,000

Beacon Way

Stanway, Colchester, CO3



- Three bedroom family home
- Open-plan kitchen/dining area
- Private rear garden
- Quiet cul-de-sac location in Stanway
- Approx. 1,400 sq.ft of living accommodation
- Separate study/home office
- Large driveway with ample parking
- Spacious 19ft sitting room
- Ground floor WC
- Substantial detached garage

The Property

This well-presented home offers approximately 1,400 sq ft of versatile accommodation, ideal for modern family living.

Upon entering, a welcoming hallway leads to a generous sitting room measuring over 19ft, providing an excellent space for both relaxing and entertaining. A separate study offers flexibility for home working or additional reception space.

To the rear, the property opens into a bright and sociable kitchen and dining area, forming the heart of the home with ample worktop space, storage and direct access to the garden. A convenient ground floor WC completes the layout.

Upstairs, three well-proportioned bedrooms are arranged around a central landing. The two main bedrooms are comfortable doubles, with further room ideal for children, guests or home office use. A modern family bathroom serves all bedrooms.

The Outside

The rear garden is mainly laid to lawn with patio seating areas, creating an ideal space for outdoor dining and family use.

To the front, the property benefits from a large driveway providing off-road parking for multiple vehicles, along with a substantial detached garage offering excellent storage or potential for further use, subject to the necessary permissions.

The Area

Beacon Way is situated within a quiet cul-de-sac in Stanway, a popular and well-connected location to the west of Colchester.

The property is within easy reach of a range of local amenities including Tollgate Retail Park, offering a variety of shops, restaurants and supermarkets. Well-regarded local schooling is close by, including Stanway Primary School and The Stanway School.

For commuters, there is excellent access to the A12, providing links to Chelmsford, Ipswich and beyond, while Colchester North Station offers direct services to London Liverpool Street.

Further Information

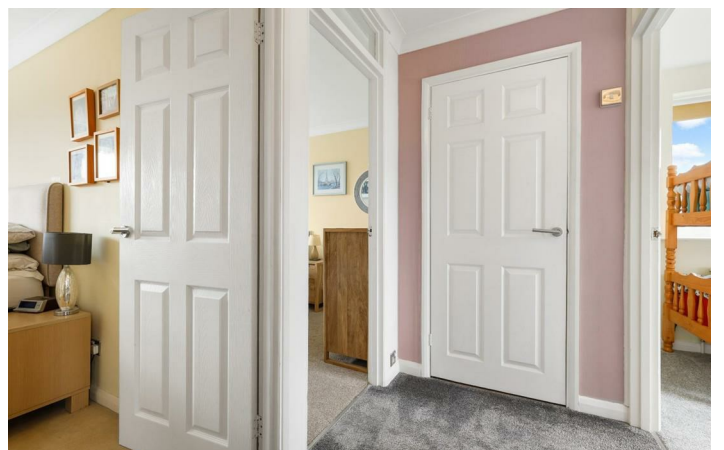
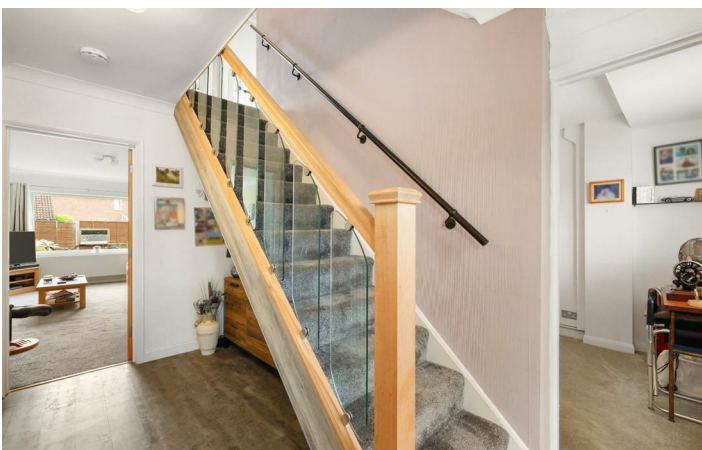
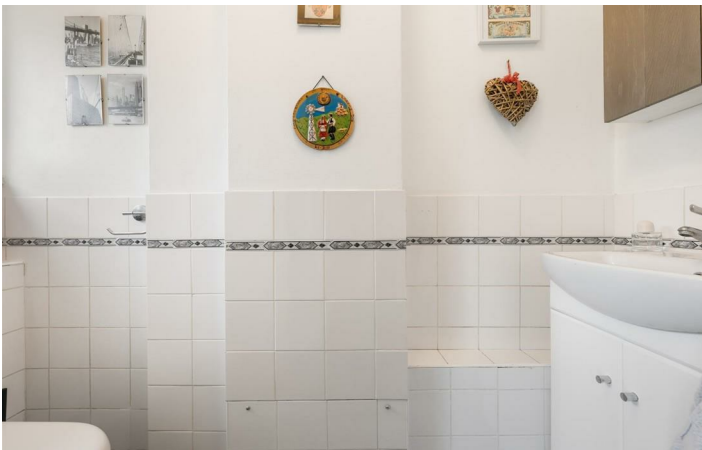
Tenure - Freehold

Council Tax - Colchester Band C

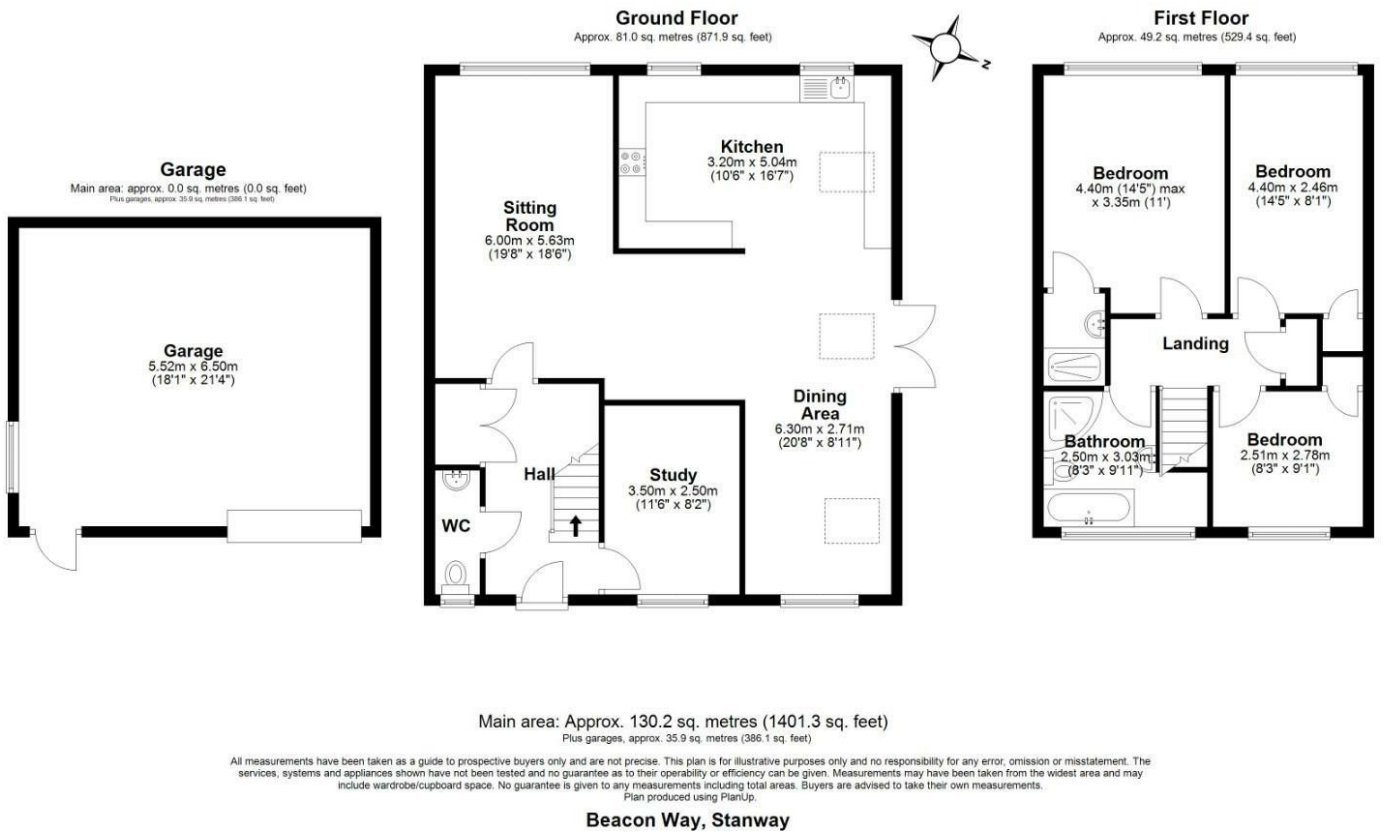
Construction - Brick

Mains Gas, Sewerage, Electricity and Water

Sellers position - complete onward chain



Floor Plan



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	77		
<p>Very energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(22-59) D</p> <p>(9-21) E</p> <p>(1-8) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(11-39) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	