



## 12 Ostrich Street, Stanway, Colchester, Essex. CO3 8AS.

Ostrich Street, Stanway, CO3 \*\*Guide Price £375,000 - £400,000\*\* A Well-Presented Three Bedroom Detached Family Home - Location: Positioned within the highly regarded and family-friendly area of Stanway, this property is ideally placed for everyday convenience. A wide range of shopping and leisure facilities can be found nearby at Tollgate Retail Park and Stane Retail Park, including Marks & Spencer, Sainsbury's superstore, restaurants, cafés and numerous retail outlets. Excellent public transport links are available via a regular bus service into Colchester city centre, while Marks Tey railway station provides direct services to London Liverpool Street. Road connectivity is equally impressive, with easy access to the A12 for London and the A120 towards Braintree and Stansted Airport. The surrounding neighbourhood is well established and offers many amenities within comfortable walking distance.



- \*\*Guide Price £375,000 - £400,000\*\*
- Popular family-friendly location in Stanway, Colchester
- Excellent access to Tollgate & Stane Retail Parks
- Three bedroom detached family home
- Welcoming entrance hall with LVT wood-effect flooring
- Dual aspect reception room
- Modern high-gloss kitchen-diner ideal for entertaining
- Principal bedroom with en-suite shower room
- Landscaped, low-maintenance rear garden with gated access
- Tandem off-road parking to the rear

Call to view 01206 576999



# Property Details.

## Ground Floor

Entrance Hall

Cloakroom

Living Room



14' 4" x 11' 9" (4.37m x 3.58m)

Kitchen-Diner



23' 5" x 9' 1" (7.14m x 2.77m)

## Landing

Master Bedroom



12' 4" x 9' 8" (3.76m x 2.95m)

En-Suite



10' 9" x 5' 2" (3.28m x 1.57m)

Bedroom Two



11' 2" x 8' 5" (3.40m x 2.57m)

# Property Details.

## Bedroom Three



9' 1" x 8' 1" (2.77m x 2.46m)

## Bathroom



## Notable Specifications

The property further benefits from an electric vehicle charging point, catering for modern-day living. To the rear of the driveway there is a large storage shed, which will be included within the sale and offers excellent additional storage. The home is also equipped with wired internet/ethernet connections to the majority of rooms, ideal for home working, streaming and reliable connectivity throughout the house.

## Additional Information

We understand an annual estate charge is applicable to this property. All interested parties are advised to confirm the amount payable at an early stage of conveyancing with their appointed legal representative to avoid any discrepancies.

# Property Details.

## Floorplans



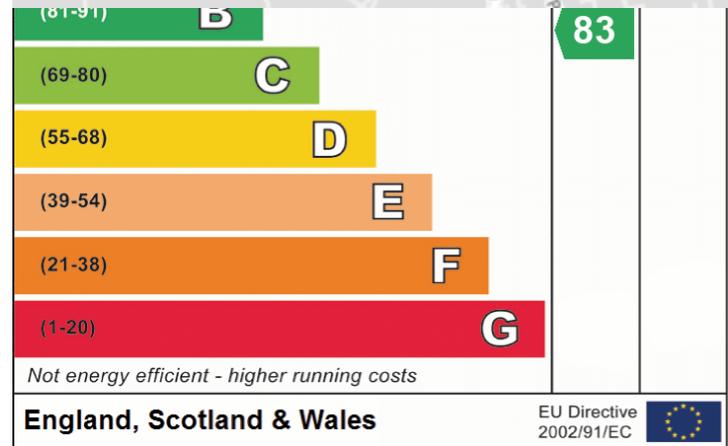
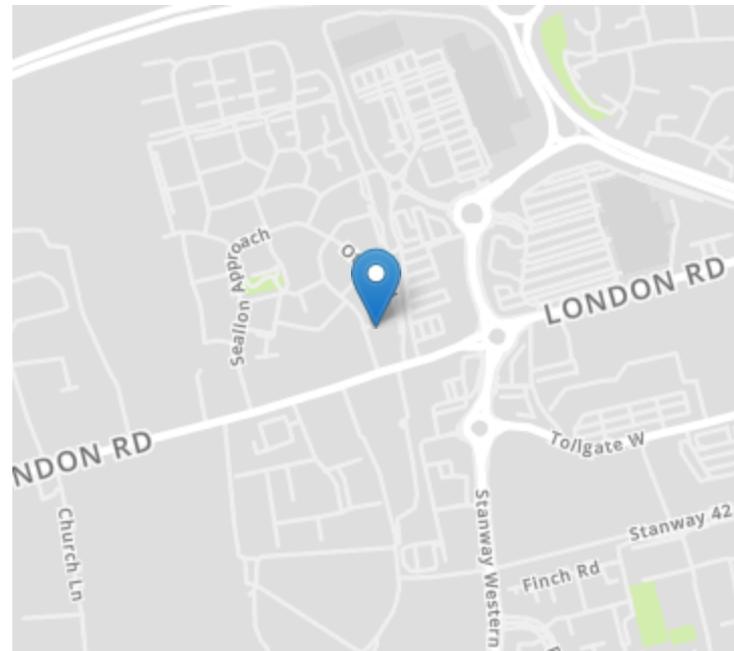
Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

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/closet space. No guarantee is given to other measurements including total areas. Buyers are advised to take their own measurements.

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Ostrich Street, Stanway

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.