



- **Guide Price £500,000 - £525,000**
- Four bedroom detached home in popular Stanway, West Colchester
- Private driveway with off-road parking
- Converted garage creating a versatile family/TV room
- Spacious reception room and modern open-plan kitchen
- High-gloss kitchen with breakfast bar and integrated appliances
- Utility room plus ground floor study and wet room
- Potential ground floor bedroom with en-suite
- Four first-floor bedrooms including en-suite to principal
- Landscaped wraparound garden with patio and side access

1 Barley Way, Stanway, Colchester, Essex. CO3 0YD.

Four Bedroom Detached Family Home **Guide Price £500,000 - £525,000** Barley Way, Stanway, Colchester, CO3 - Location: Situated in the highly sought-after Stanway area of West Colchester, this property benefits from a family-orientated neighbourhood with excellent local amenities. Well-regarded primary and secondary schools are nearby, along with Tollgate Retail Park, Peartree Retail Park, and Colchester Zoo. A regular bus network provides easy access to Colchester city centre.



Property Details.

Ground Floor

Entrance Hall

Family Room



15' 8" x 15' 7" (4.78m x 4.75m)

Cloakroom

Utility Room

8' 11" x 9' 3" (2.72m x 2.82m)

Kitchen



12' 7" x 8' 11" (3.84m x 2.72m)

Living/Dining Room



25' 0" x 11' 10" (7.62m x 3.61m)

Study



11' 7" x 9' 10" (3.53m x 3.00m)

Wet Room

10' 7" x 7' 5" (3.23m x 2.26m)

First Floor

Landing

Property Details.

Master Bedroom



18' 10" x 9' 3" (5.74m x 2.82m)

Bedroom Three



10' 10" x 10' 4" (3.30m x 3.15m)

En-Suite



Bedroom Two



13' 10" x 8' 9" (4.22m x 2.67m)

Bedroom Four



8' 7" x 6' 0" (2.62m x 1.83m)

Bathroom

7' 6" x 5' 10" (2.29m x 1.78m)

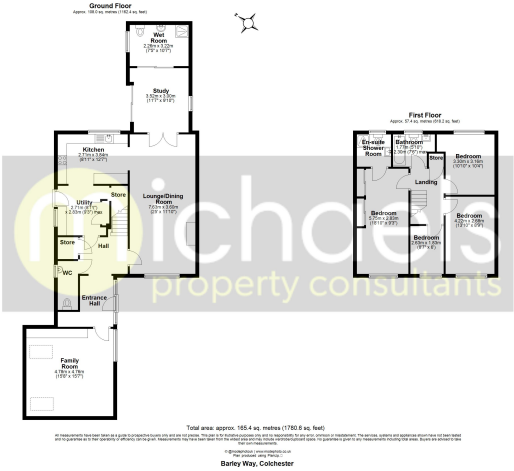
Additional Information

The property benefits from 16 solar panels under the original Government Feed-in Tariff (FiT) scheme, with approximately 5-7 years remaining. The tariff will be transferred to the buyer at no cost. Payments are made quarterly and currently cover, or exceed, the household's electricity costs. In 2025, the total income generated was £922 (full details are available on the checklist). The panels have recently been professionally cleaned and pigeon-proofed to ensure maximum efficiency.

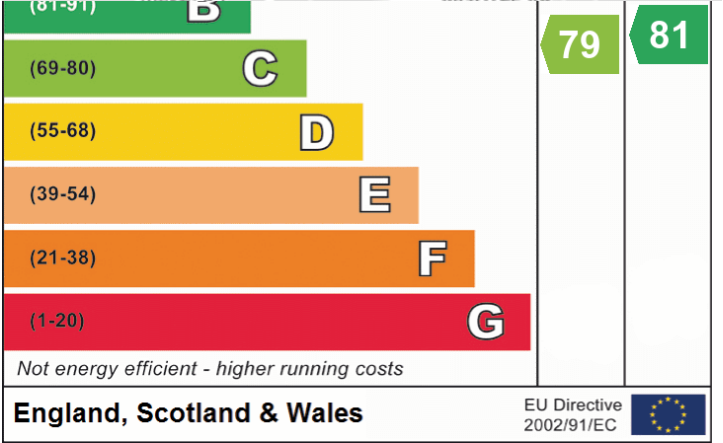
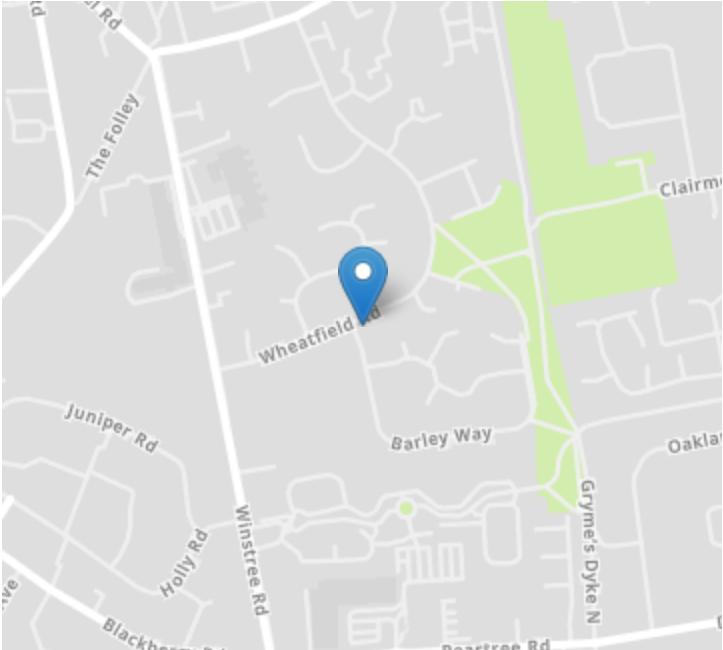
All interested parties should satisfy themselves as to the accuracy of this information and are advised to confirm full details with their legal representative to avoid any discrepancy.

Property Details.

Floorplans



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.