







5 Bedroom Detached house located in Stanway.

Find us on..

JOHN ALEXANDER
ESTATE AGENTS

22 Meadow Grass Close Stanway Colchester CO3 0PL

5 2 3

TAX D EPC C

Guide Price £475,000 - £525,000

** GUIDE PRICE
£475,000 - £525,000 **

Welcome to this delightful 4/5 bedroom detached home in the sought-after area of Stanway, Colchester. Ideally situated with easy access to local schools, the A12, and Marks Tey train station, the property benefits from a large contemporary kitchen-dining room, living room with doors into the garden, studio and study which could be used as a fifth bedroom, this

FULL DESCRIPTION

OVERVIEW
** GUIDE PRICE £475,000 - £525,000 **

Welcome to this delightful 4/5 bedroom detached home in the sought-after area of Stanway, Colchester. Ideally situated with easy access to local schools, the A12, and Marks Tey train station, the property benefits from a large contemporary kitchen-dining room, living room with doors into the garden, studio and study which could be used as a fifth bedroom, this property is perfect for the growing family and commuters alike.

STEP INSIDE
As you enter, you're welcomed by a spacious entrance hall with access to the cloakroom.

The open-plan living area that includes a living room, dining space, and a contemporary kitchen which features modern fittings and seamless tiled flooring throughout the ground floor, creating a stylish, cohesive atmosphere.

Accessible from the dining area, the converted garage now serves as a fully equipped beauty studio with its own entrance. This flexible space can also be used as a home office or hobby room. Additionally, there's another bedroom on this floor, which could function as a study.

The first floor offers four good-sized bedrooms and a family bathroom The main bedroom includes an en-suite adding a luxurious touch.

DIMENSIONS
Ground Floor:
- Studio 7'7" x 16'6"
- Kitchen 10'7" x 27'7"
- Living Room 19'7" x 11'2"
- Bedroom/Study 8'9" x 10'8"

1st Floor:
- Bedroom 10'1" x 10'1"
- Bedroom 12'7" x 10'2"
- Bedroom 10'0" x 7'3"
- Bedroom 8'11" x 7'2"

STEP OUTSIDE
Outside, a driveway provides parking for one car, and the fully enclosed rear garden is ideal for outdoor entertaining and relaxation.

LOCATION
Stanway is a highly desirable area celebrated for its excellent amenities, including the Stanway Retail Parks, offering a wide range of shops, restaurants, and leisure facilities. It's an ideal spot for commuters, with easy access to the A12 and the nearby Marks Tey railway station, providing direct train services to London Liverpool Street, Ipswich, and Norwich. Families will value the reputable schools and parks nearby, and Colchester's historic town center is just a short drive away, boasting a rich variety of cultural attractions, dining, and shopping



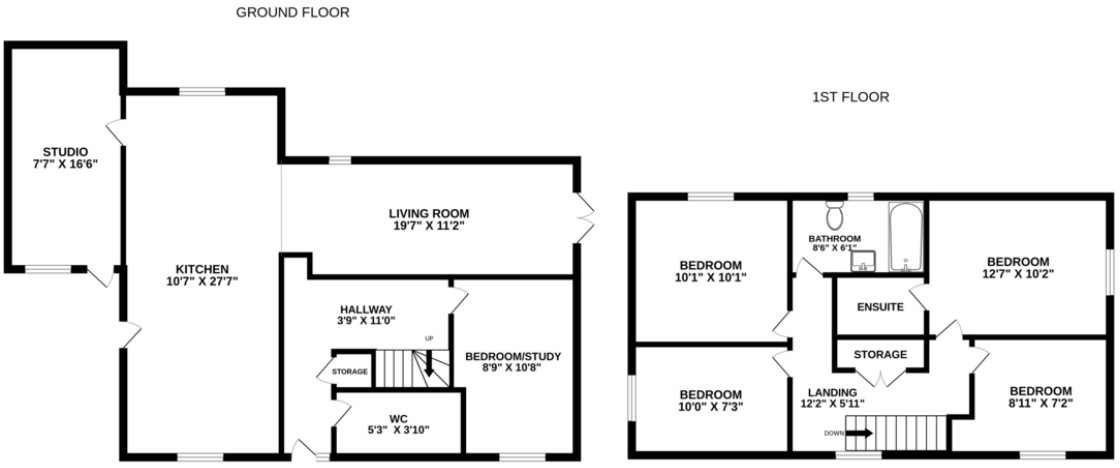
options. This location is perfect for those looking for a relaxed lifestyle with everything conveniently close at hand.







FLOORPLAN



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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

DIRECTIONS

CONTACT
99 London Road
Stanway
Colchester
Essex
CO3 0NY
E **sales@john-alexander.co.uk**
T **01206 656007** **www.john-alexander.co.uk**

Find us on..

JOHN ALEXANDER
ESTATE AGENTS