



4 bedroom Detached House located in Stanway.

Guide Price
£500,000 - £550,000

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Sandmartin Crescent Stanway Colchester CO3 8WQ



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EPC

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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE of £500,000 - £550,000

John Alexander are pleased to present to market this stunning detached family home situated in the popular Lakelands development the Stanway district of west Colchester. Perfectly located for the new Lakelands Community Centre, Stanway Retail Parks, A12/A120 and Marks Tey railway station offering direct links to London Liverpool Street, Ipswich and Norwich.

The property benefits include a large lounge, separate dining room, kitchen/breakfast room, cloakroom, en-suite to master, family bathroom, enclosed rear garden and a garage with off road parking for two cars.

ENTRANCE HALL

Doors to:

LIVING ROOM

18' 4" x 10' 8" (5.59m x 3.25m)

RECEPTION ROOM

16' 11" x 9' 9" (5.16m x 2.97m)

KITCHEN

10' 8" x 7' 3" (3.25m x 2.21m)

KITCHEN/DINING ROOM

12' 7" x 10' 4" (3.84m x 3.15m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE

12' 6" x 10' 10" (3.81m x 3.3m)

ENSUITE

BEDROOM TWO

12' 7" x 10' 11" (3.84m x 3.33m)

BEDROOM THREE

10' 11" x 10' 4" (3.33m x 3.15m)

BEDROOM FOUR

10' 4" x 7' 1" (3.15m x 2.16m)

FAMILY BATHROOM

OUTSIDE

To the rear of the property, there is a lovely garden with a raised patio area providing a large outdoor dining area, the garden is rather secluded, there is also an area covered by a metal frame gazebo with a hot tub underneath (which is to remain). The rest of the garden being mainly laid to lawn with shrub borders and access to the garage and driveway.

To the front, there are well established shrub borders with a pathway leading to the entrance door.





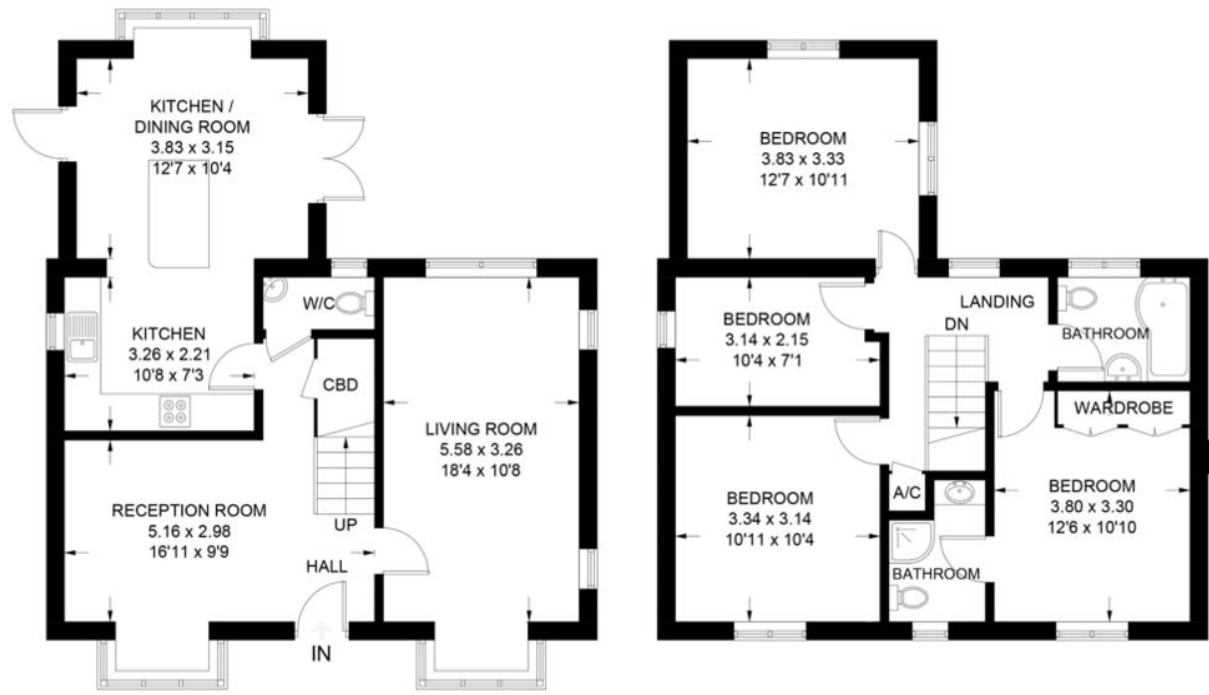
Sandmartin Crescent, Stanway, Colchester, CO3 8WQ



FLOORPLAN

Sandmartin Crescent

Approximate Gross Internal Area = 127.0 sq m / 1367 sq ft



Ground Floor
65.5 sq m / 705 sq ft

First Floor
61.5 sq m / 662 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

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