



- West Colchester Position - Stanway Location
- Kitchen-Diner, Utility & Ground Floor Cloakroom
- Six Excellent Double Bedrooms
- Substantial Six Bedroom Detached Residence
- Conservatory
- Extremely Spacious Throughout
- Driveway & Double Garage
- Close To A Choice Of Excellent Schooling & Useful Amenities
- Two En Suites & Family Bathroom
- Open Plan Kitchen/Dining With A Breakfast Bar Area

77 Sandmartin Crescent, Stanway, Colchester, Essex. CO3 8WZ.

Positioned to the West of Colchester and set within a favourable position within the ever popular Lakelands development, is this versatile and extremely spacious six bedroom detached family home, backing onto a delightful greensward and park, ideal for families, working professionals and growing families alike.



Property Details.

Ground Floor

Hallway

Dining Room



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

Kitchen/Dining Area



16' 5" x 11' 7" (5.00m x 3.53m)

Utility Room

9' 2" x 4' 11" (2.79m x 1.50m)

Living Room



20' 7" x 11' 4" (6.27m x 3.45m)

Conservatory



18' 0" x 9' 3" (5.49m x 2.82m)

First Floor

Bedroom One



17' 9" x 11' 8" (5.41m x 3.56m)

Property Details.

En Suite



Bedroom Two



13' 3" x 12' 3" (4.04m x 3.73m)

Bedroom Three

11' 3" x 10' 0" (3.43m x 3.05m)

Bedroom Four

11' 8" x 8' 5" (3.56m x 2.57m)

Bathroom

Second Floor

Bedroom Five



15' 0" x 11' 0" (4.57m x 3.35m)

Bedroom Six

26' 6" x 11' 9" (8.08m x 3.58m)

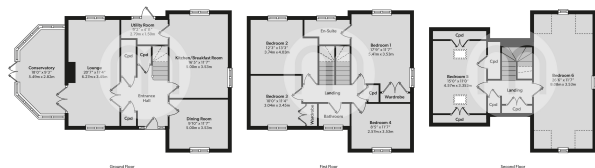
Outside



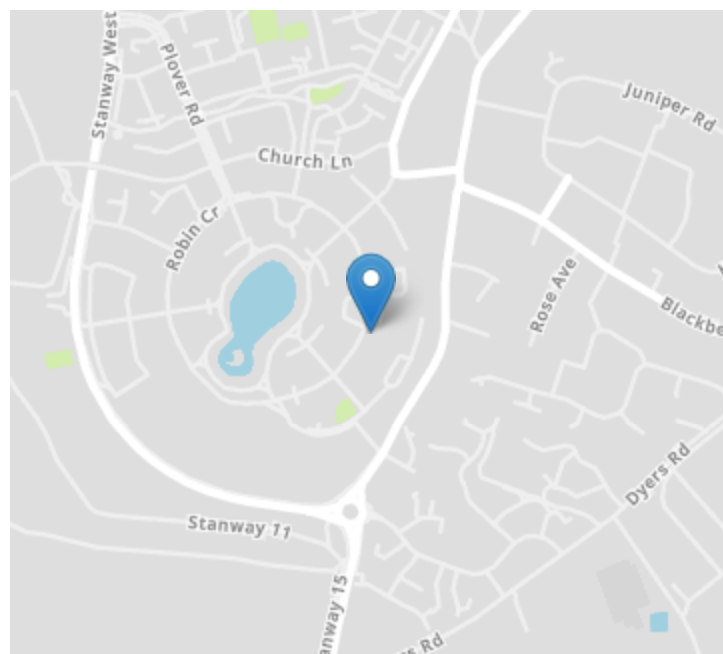
Outside the property sits itself on a delightful plot in a Cul-de-sac position with stunning field views behind. To the front of the property offers a block paved driveway providing off road parking for multiple vehicles and a double garage with electric up and over door with power and light both connected. Gated access will then lead you to a wrap around rear garden with two large patio areas ideal for a seating area and outside dining. The remainder is predominantly laid to lawn and enclosed by panel fencing along with a variety of shrubs and bushes.

Property Details.

Floorplans



Location



Energy Ratings

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.