



- Stunning Four Bedroom Detached Home
- Highly Sought After Lakelands Development in Stanway
- Spacious Entrance Hall
- Fabulous Kitchen/Diner
- Four Well Proportioned Bedrooms
- Two Luxury Bathrooms
- Private Drive And Garage
- Beautifully Landscaped Garden
- Viewing Essential

## 10 Wren Close, Stanway, Colchester, Essex. CO3 8ZB.

**\*\*Guide Price £450,000 - £475,000\*\*** This stunning four bedroom detached residence is situated in a pleasant position within the highly desirable Lakelands development in Stanway, within close proximity of excellent local schools, amenities and picturesque walks. The property has been much improved upon by the owners in recent recent years and is presented to the market in excellent order throughout, making the perfect home for a growing family to move into and settle. Internally you are greeted by a spacious reception hall which opens to a sizeable dual aspect living room, a cloakroom and a fabulous open plan kitchen/dining space featuring a bespoke, fully integrated kitchen. On the first floor there are four well proportioned bedrooms (the fourth currently being used as a dressing room) and two luxurious bathrooms.





# Property Details.

## Ground Floor

Entrance Hall

Cloakroom

Reception Room



18' 4" x 10' 6" (5.59m x 3.20m)

Kitchen/Diner



18' 04" x 10' 2" (5.59m x 3.10m)

## First Floor

Landing

Master Bedroom



11' 6" x 10' 4" (3.51m x 3.15m)

EnSuite



Bedroom Two



11' 0" x 10' 0" (3.35m x 3.05m)



# Property Details.

## Bedroom Three



10' 3" x 8' 0" (3.12m x 2.44m)

## Bedroom Four



8' 1" x 6' 3" (2.46m x 1.91m)

## Family Bathroom



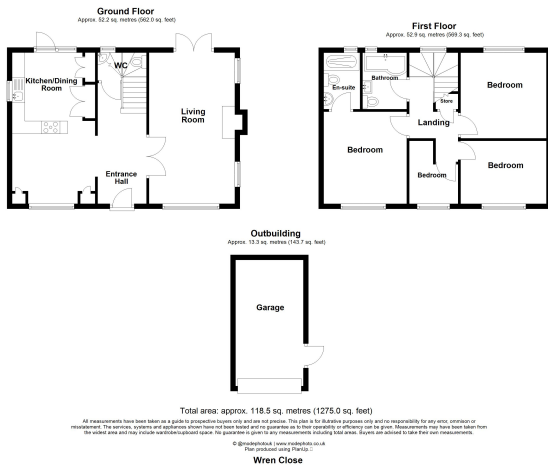
## Outside

### Rear Garden

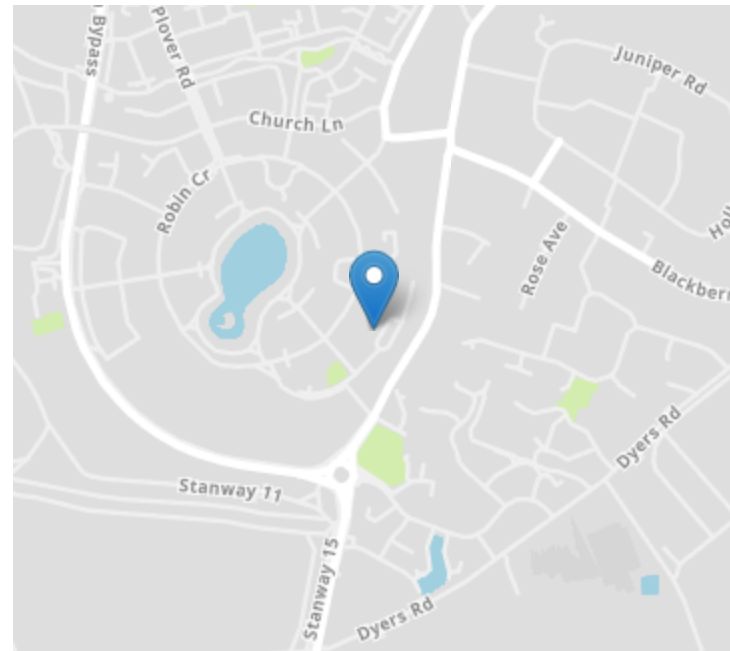


# Property Details.

## 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.