



- Guide Price £350,000 - £375,000
- Detached Family Home
- Popular Lakelands Development In Stanway
- Modern Throughout
- Four Generous Bedrooms
- En-Suite And Family Bathroom
- Spacious Landscaped Garden
- Garage And Off Road Parking

**68 Robin Crescent, Stanway, Colchester, Essex. CO3 8WL.**

\*Guide Price - £350,000 - £375,000\* A four bedroom detached residence occupying a pleasant position in the ever sought after Lakelands development within the hugely popular Stanway area of Colchester, offering fantastic and highly sought after school catchments, brilliant access road to the A12, well served bus routes and within walking distance to a wealth of restaurants, shops and supermarkets.



# Property Details.

## Ground Floor

### Entrance Hall

With tiled floor, radiator, stairs rising to first floor and doors to.

### Cloakroom

With tiled floor, wash hand basin, close coupled WC, radiator.

### Living Room



20m x 3m (65' 7" x 9' 10") With double glazed window to front, French doors to rear, two radiators, wood effect flooring, TV point.

### Kitchen/Diner



20' 3" x 8' 0" (6.17m x 2.44m) With double glazed window to front and rear, tiled floor, radiator, a range of matching eye level and base units with drawers and granite worktops and upstands over, inset sink and drainer, electric double oven with gas four ring hob and extractor hood over, integrated fridge/freezer and dishwasher, door to utility room.

### Utility Room

6' 7" x 5' 11" (2.01m x 1.80m) With double glazed window and door to rear, tiled floor, radiator, base units with matching eye level unit, granite worktop and upstand, inset sink and drainer.

## First Floor

### Landing

With airing cupboard, loft access and doors to.

### Bedroom One



11' 5" x 11' 2" (3.48m x 3.40m) With double glazes window to rear, radiator, door to en-suite shower room.

### En-Suite



With obscure window to rear, tiled walls, heated towel rail, close coupled WC, wash hand basin, shower cubicle.

# Property Details.

## Bedroom Two



11' 11" x 8' 2" (3.63m x 2.49m) With double glazed window to rear, radiator.

## Bedroom Three



8' 9" x 7' 8" (2.67m x 2.34m) With double glazed window to front, radiator, built in wardrobe.

## Bedroom Four

9' 0" x 8' 2" (2.74m x 2.49m) With double glazed window to front, radiator.

## Bathroom



With obscure window to front, part tiled walls, heated towel rail, close coupled WC, wash hand basin, panelled bath.

## Outside

### Rear Garden



A generous private and un-overlooked rear garden enclosed by fencing with gated side access, patio area and pathway leading to garden shed, lawn and various shrubs and bushes, personnel door to garage.

### Garage

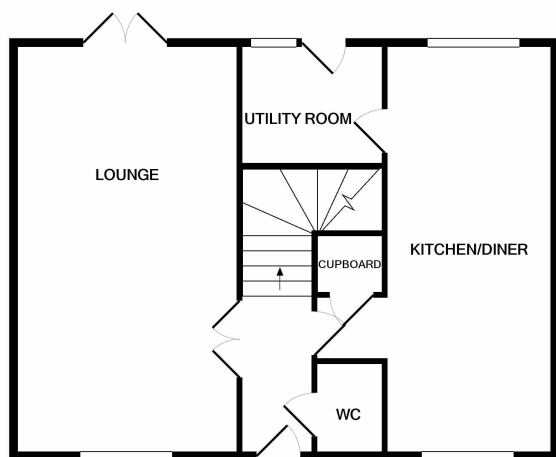
With up and over door to front, personnel door to rear, power and light connected.

### Driveway

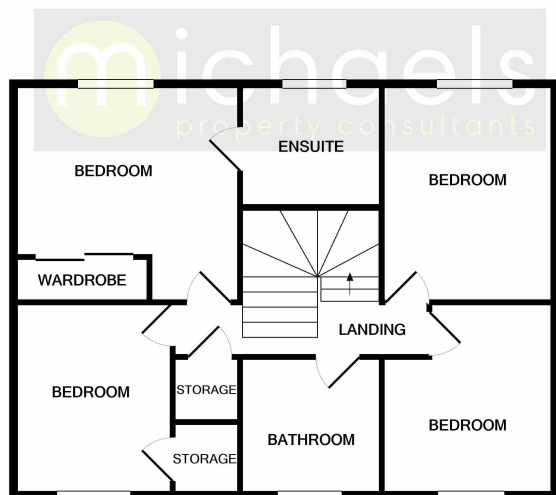
In front of garage providing off road parking for several cars.

# Property Details.

## Floorplans



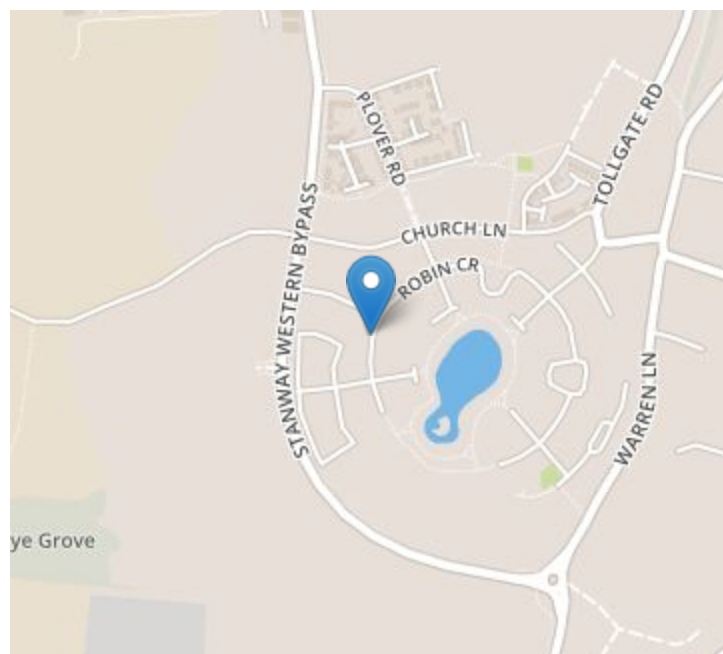
GROUND FLOOR



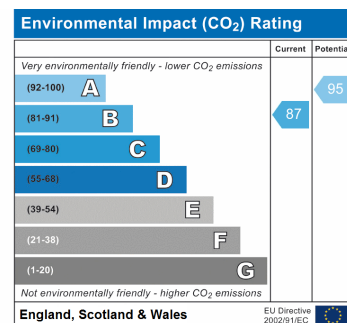
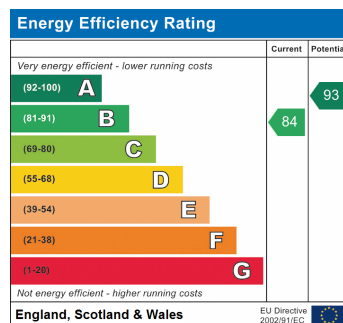
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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## 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.