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- Guide Price £550,000 - £575,000
- Substantial 2700 Sqft Five Bedroom Detached Home
- Upgraded & Improved By the Current Vendors
- West Colchester Location - Close To An Array Of Shops, Amenities, Public Transport Links
- Two En-Suite Shower Rooms
- Ground Floor Cloakroom
- Spacious Study
- Impressive Reception Room With Media Wall
- 31' Kitchen/Dining/Family Space
- Garage, Garden & Parking On Private Carport

## 1 Weyland Drive, Stanway, Colchester, Essex. CO3 0RG.

**\*\*Guide Price £550,000 - £575,000\*\*** This substantial five-bedroom family home offers circa 2,700 sqft of well-appointed accommodation in the sought-after area of Stanway, Colchester. Upgraded and improved by the current vendors to a high standard, the property combines modern style with practical living. On the ground floor, you'll find a spacious 31' focal kitchen/diner featuring shaker-style units, stone work surfaces, integrated appliances, a butler sink, and a bay window. There is also a utility room, cloakroom, study, and a generous reception room with bespoke media wall and shelving, herringbone flooring, and glazed double doors leading to the private, enclosed rear garden. A unique galleried landing space, accessible via the kitchen/dining/family room, leads to an exceptional bedroom, offering a special and versatile space. Upstairs, the first floor comprises five bedrooms, including two-ensuite shower rooms, alongside a family bathroom.



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# Property Details.

## Ground Floor

### Entrance Hall

### Cloakroom

### Study

6' 9" x 11' 1" (2.06m x 3.38m)

### Kitchen/Dining Room



22' 6" x 31' 8" (6.86m x 9.65m)

### Living Room



15' 5" x 13' 6" (4.70m x 4.11m)

### Utility Room

7' 10" x 7' 4" (2.39m x 2.24m) (Please note this room requires finishing/installation)

## First Floor

### Landing

### Master Bedroom



12' 3" x 12' 7" (3.73m x 3.84m)

### En-Suite Shower Room



# Property Details.

## Bedroom Two



9' 11" x 13' 5" (3.02m x 4.09m)

## Bedroom Three



11' 7" x 10' 9" (3.53m x 3.28m)

## Bedroom Four



10' 7" x 10' 9" (3.23m x 3.28m)

## Bathroom



6' 9" x 8' 2" (2.06m x 2.49m)

## Dressing Area

### Jack & Jill En-Suite

(Please note this room requires finishing/installation)

## Bedroom



22' 1" x 15' 8" (6.73m x 4.78m)

## Outside

### Garage

9' 9" x 17' 2" (2.97m x 5.23m)

### Second garage

17' 1" x 9' 6" (5.21m x 2.90m)

### Carport

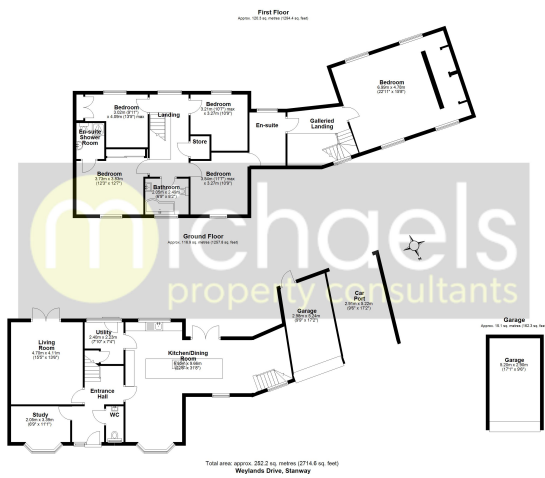
9' 6" x 17' 2" (2.90m x 5.23m)

## Additional Information

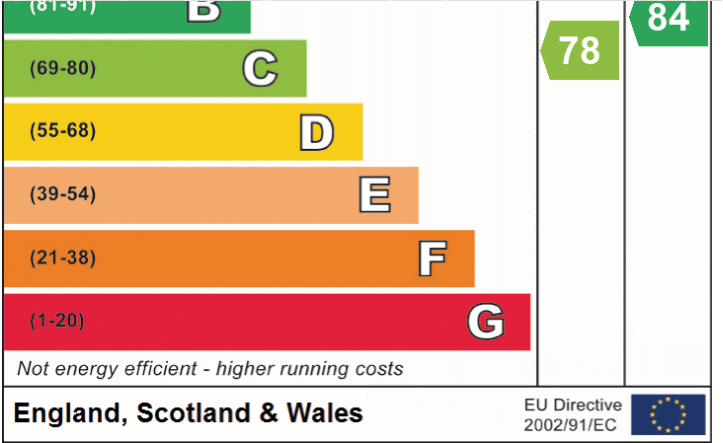
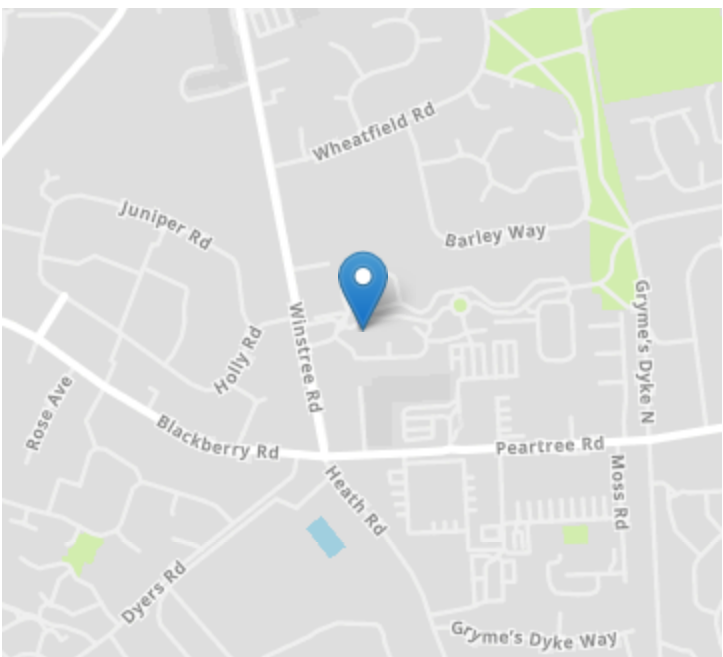
Please be advised the utility room & second en-suite shower room are in need of finishing/installing.

# Property Details.

## Floorplans



## Location



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.