



- A Substantial Five Bedroom Detached Family Home
- Boasting 2333 SQFT Of Accommodation
- West Colchester - Stanway Location
- Two Reception Rooms
- Downstairs Cloakroom & Utility Area
- Focal Kitchen/Dining/Family Room With Bi-Folding Doors
- Ground Floor Study/Play Room
- Master Bedroom With En-Suite Shower Room
- Additional En-Suite Shower Room To Bedroom Two
- Excellent Enclosed Rear Garden, Garage & Driveway

## 31 Warren Lane, Stanway, Colchester, Essex. CO3 0LN.

Michaels Property Consultants are privileged with the instructions to market 'The Gables', Warren Lane, Stanway - A substantial five bedroom detached family home situated favourably in West Colchester, Stanway. Boasting 2333 SQFT and presented to market in turn key order, this home offers the best of modern open-plan living and both a wealth of reception and bedroom space throughout. Having historically undergone a programme of improvement and extension, this home incorporates enviable high specifications and finishes throughout.

Call to view 01206 576999





# Property Details.

## Ground Floor

Entrance Porch

Entrance Hall

Ground Floor Cloakroom

Living Room



14' 4" x 15' 2" (4.37m x 4.62m)

Dining Room



11' 9" x 15' 2" (3.58m x 4.62m)

Kitchen/Breakfast Room



16' 10" x 21' 7" (5.13m x 6.58m)

Utility Room

5' 4" x 5' 10" (1.63m x 1.78m)

Study/Office/Play Room

6' 5" x 15' 7" (1.96m x 4.75m)

Integral Garage

17' 10" x 12' 5" (5.44m x 3.78m)

## First Floor

Landing

Master Bedroom



16' 10" x 13' 2" (5.13m x 4.01m)

# Property Details.

En-Suite Shower Room (One)



Bedroom Two



13' 6" x 10' 9" (4.11m x 3.28m)

En-Suite Shower Room (Two)

Bedroom Three



10' 0" x 15' 1" (3.05m x 4.60m)

Bedroom Four



11' 11" x 9' 9" (3.63m x 2.97m)

Bedroom Five



8' 6" x 8' 9" (2.59m x 2.67m)

Bathroom

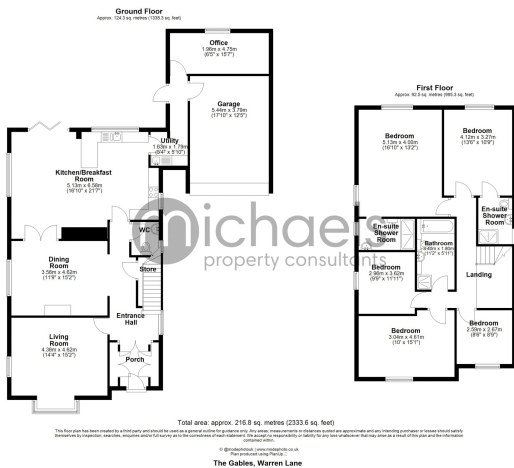


11' 2" x 5' 11" (3.40m x 1.80m)

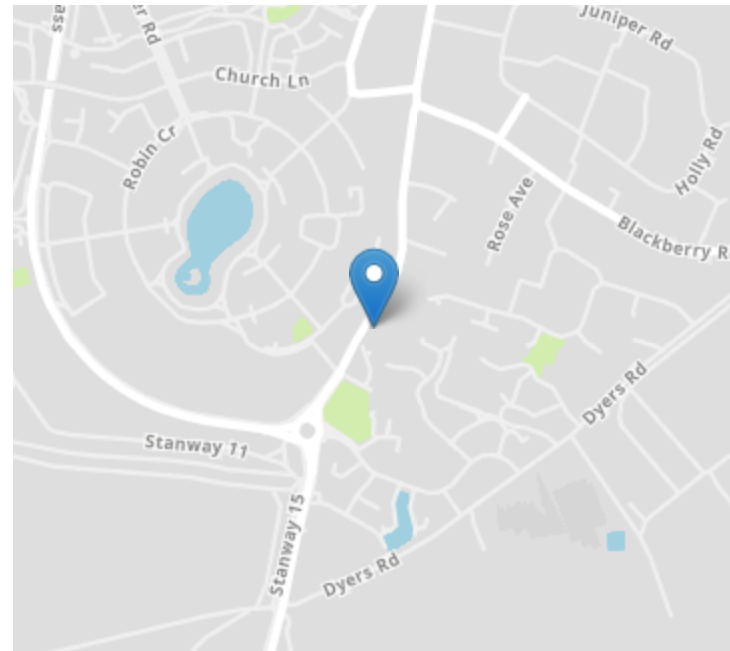


# Property Details.

## 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.