



- Close To A Choice Of Excellent Schooling & Useful Amenities
- Driveway & Double Garage
- West Colchester Position - Stanway Location
- En Suite To Master Bedroom
- Fronting Onto Lakelands Greensward, Park And Lake
- Four Spacious Bedrooms
- Two Reception Rooms, A Practical Kitchen And Utility Room
- A Fine Example Of A Four Bedroom Detached Residence
- Prestigious Location In Stanway

## 5 Lakeside Walk, Stanway, Colchester, Essex. CO3 8WT.

**\*\*Guide Price £550,000 - £575,000\*\*** Situated to the west of Colchester in the sought-after Lakelands development, this versatile and spacious four-bedroom detached family home enjoys a prime position overlooking a charming greensward and park. Ideal for families, professionals, and those seeking a peaceful yet convenient location, this property offers exceptional living space both inside and out.





# Property Details.

## Ground Floor

### Hallway

Main entrance door into hallway, radiator, understairs storage cupboard, door to:

### Cloakroom

Low level W.C, vanity wash basin, radiator.

### Living Room



18' 6" x 10' 7" (5.64m x 3.23m) UPVC window to front aspect, French doors to garden, radiator, gas fire radiator.

### Dining Room



11' 6" x 10' 8" (3.51m x 3.25m) UPVC window to front aspect, radiator.

## Kitchen



18' 6" x 9' 7" (5.64m x 2.92m) Full range of base and eye level units, cupboards and work surfaces, integrated appliances, fridge/freezer, dishwasher, double oven, four ring gas hob, tiled flooring, spot lighting, large storage cupboard, access into:

### Utility Room

7' 7" x 5' 9" (2.31m x 1.75m) UPVC glass door to driveway, work surfaces and cupboard, space for washing machine, tiled flooring.

## First Floor

### Landing

Access to loft hatch, door to:

### Bedroom One



11' 6" x 10' 7" (3.51m x 3.23m) UPVC window to rear aspect, radiator, built in wardrobes, door to;

# Property Details.

## En Suite



5' 6" x 5' 5" (1.68m x 1.65m) Low level W.C, vanity wash basin, panelled bath with shower attached, radiator.

## Shower Room



7' 7" x 4' 7" (2.31m x 1.40m) Low level W.C, vanity wash basin, shower cubicle, half tiled wall.

## Bedroom Two



11' 0" x 10' 0" (3.35m x 3.05m) UPVC window to front aspect, radiator, built in wardrobe.

## Bedroom Three

10' 8" x 8' 8" (3.25m x 2.64m) UPVC window to front aspect, radiator.

## Bedroom Four

9' 2" x 7' 4" (2.79m x 2.24m) UPVC window to rear aspect, radiator, double wardrobe.

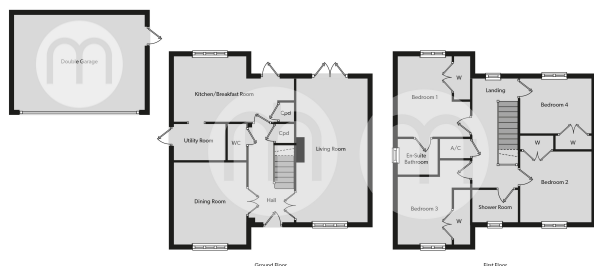
## Outside, Garden & Parking



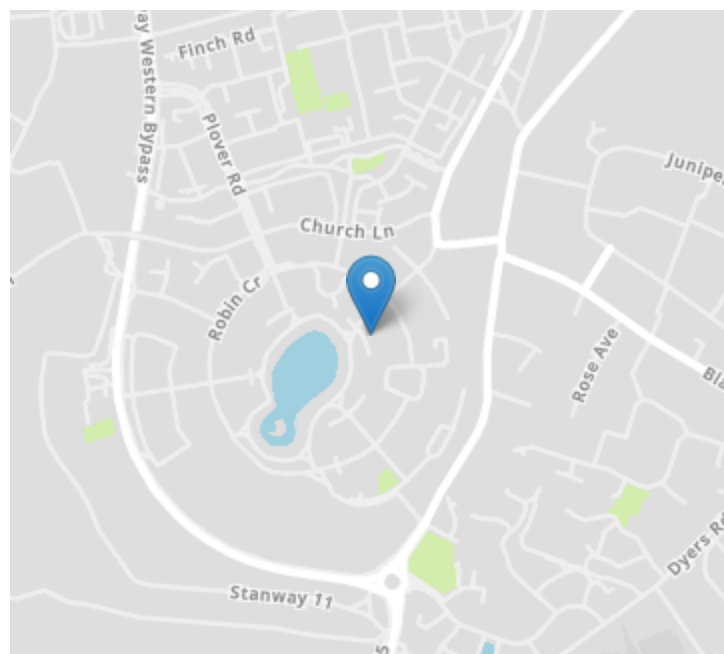
Outside, the property occupies a delightful cul-de-sac location, offering stunning field views to the front and a picturesque outlook over the Lakelands greensward and lake. A driveway provides ample parking for multiple vehicles and leads to a double garage. The rear garden is fully enclosed and elevated, ensuring privacy. It features a lush lawn bordered by mature shrubs, bushes, and trees, with the added convenience of a greenhouse and shed. Gated side access enhances the property's practicality, making the garden an ideal space for relaxation and family gatherings.

# 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.