



- \*\*Guide Price £500,000 - £525,000\*\*
- Excellent Four Bedroom Linked-Detached Family Home
- Originally Constructed By Reputable House Builders 'Mersea Homes'
- Spacious Reception Room
- Focal Kitchen-Diner With Integrated Appliances
- Utility Space
- Four Double Bedrooms
- En-Suite To Master Bedroom
- First Floor Family Bathroom
- Private & Enclosed Rear Garden & Secure Off Road Parking

## 27 Laurence Byrne Avenue, Stanway, Colchester, Essex. CO3 0AW.

Laurence Byrne Avenue, Stanway, West Colchester – CO3 An excellent four-bedroom linked-detached family home, built to a high standard by the well-regarded local developer Mersea Homes and still within its 10-year NHBC guarantee. The property is favourably positioned in the sought-after area of Stanway, West Colchester, offering convenient access to local amenities, excellent schools, and major transport links. Inside, a welcoming entrance hall leads to a downstairs cloakroom, a spacious living room, and a stunning open-plan kitchen/diner. The kitchen features classic shaker-style units, integrated appliances, a wealth of storage, and patio doors opening onto the rear garden. A separate utility space adds practicality to this well-designed ground floor.



Call to view 01206 576999



michaels



# Property Details.

## Ground Floor

Entrance Hall

Cloakroom

Reception Room



16' 5" x 10' 6" (5.00m x 3.20m)

Kitchen



21' 10" x 11' 6" (6.65m x 3.51m)

Utility Area

6' 10" x 6' 7" (2.08m x 2.01m)

## First Floor

Landing

## Master Bedroom



16' 5" x 10' 10" (5.00m x 3.30m)

En-Suite



6' 7" x 6' 2" (2.01m x 1.88m)

Bedroom Two



11' 6" x 6' 7" (3.51m x 2.01m)

# Property Details.

## Bedroom Three



10' 3" x 9' 6" (3.12m x 2.90m)

## Bedroom Four



10' 3" x 6' 11" (3.12m x 2.11m)

## Bathroom



5' 11" x 8' 5" (1.80m x 2.57m)

## Car Port

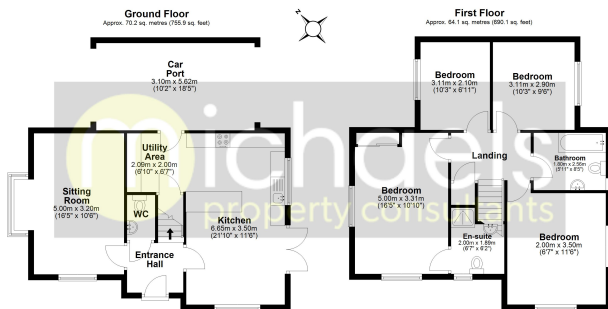
10' 2" x 18' 5" (3.10m x 5.61m)

## Additional Information

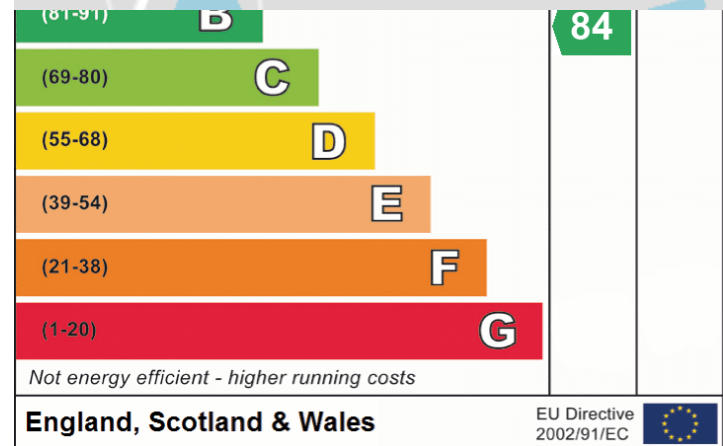
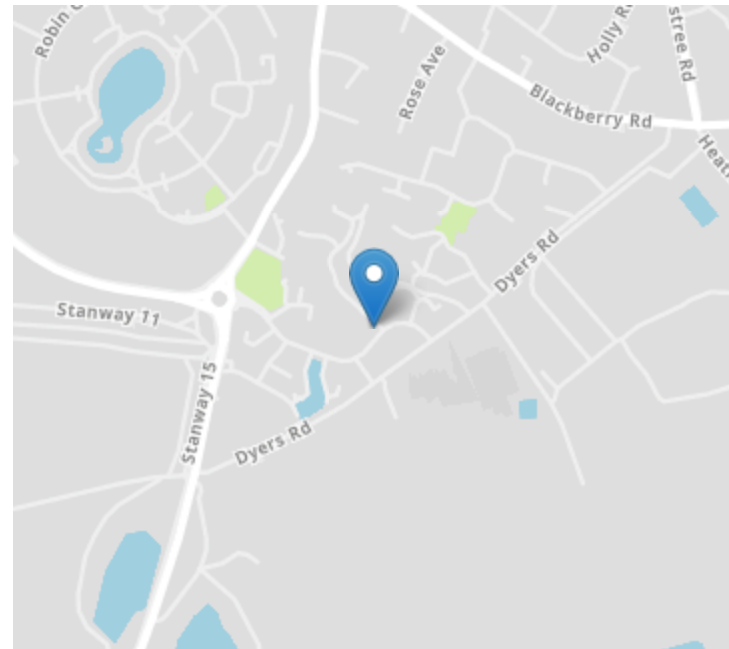
Please be advised there is an annual estate charge payable. We advise all interested parties to confirm the fee payable with a legal representative at any early stage of their conveyance to prevent any discrepancy.

# 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.