

oakheart

£450,000

Guide Price  
Jackdaw Drive, Stanway





Guide Price: £450,000 - £475,000.

An exquisite four-bedroom, four-bathroom detached home, nestled within the prestigious Lakelands development in Stanway. Spread across three floors, this residence offers an ideal blend of space, style, and convenience. Situated in close proximity to esteemed schools, Stane Retail Park, A12 and Marks Tey Train Station with direct trains to London Liverpool Street, it epitomizes comfortable modern living.

As you step into the property, a spacious entrance hallway welcomes you, setting the tone for the grandeur of the home. The ground floor hosts a well-appointed lounge, a convenient WC, and an inviting open plan kitchen diner.

The kitchen's contemporary design seamlessly merges with the dining area, offering a delightful space for family gatherings and entertaining. Sliding doors open to reveal a charming rear garden, allowing a seamless flow between indoor and outdoor living.

Ascending to the first floor, you'll discover a generous double bedroom complete with an en-suite, exuding luxury and privacy. Additionally, there is another well-proportioned double bedroom and a stylish family bathroom, catering to both comfort and functionality.

On the second floor, the primary bedroom is a sanctuary of tranquility, boasting an en-suite bathroom and convenient built-in wardrobes. Adjacent to

this is another elegant double bedroom with its own en-suite, providing an abundance of living space and privacy.

The outdoors offer a perfect balance of relaxation and recreation, featuring a spacious rear garden. The well-maintained garden is designed with a patio area under a charming pergola, providing an ideal space for al fresco dining and relaxation. The remainder of the garden is a lush lawn, offering a perfect setting for outdoor activities and leisure. The property also offers off-road parking and a garage, ensuring your vehicles are secure and easily accessible.









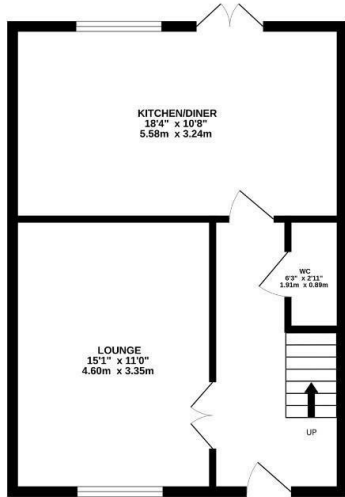




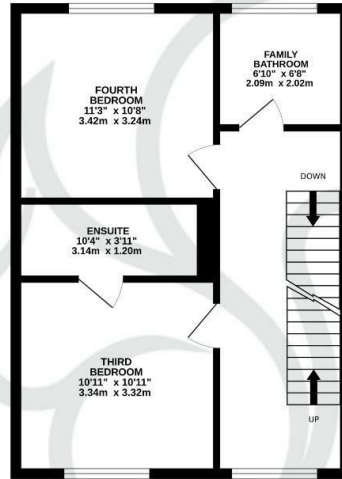




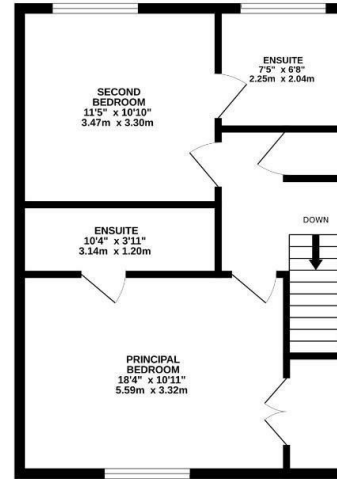
GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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