

oakheart



£350,000

Guide Price

Robin Crescent, Stanway



Guide Price £350,000 - £375,000 Situated on the highly desirable Lakelands Development in Stanway, just a short walk from the picturesque lake, this extensively renovated four-bedroom townhouse offers stylish, versatile living arranged across three floors. Thoughtfully updated over the past six years, the property combines modern design with an abundance of natural light, making it an ideal family home.

Enjoying an attractive outlook over a green space, the home benefits from a welcoming community feel while being perfectly placed for convenience. Excellent local amenities, including shops, restaurants, and well-regarded schools, are all within easy reach. For commuters, the location provides quick

access to the A12/A120 and Marks Tey Station, with direct trains to London Liverpool Street in under an hour.

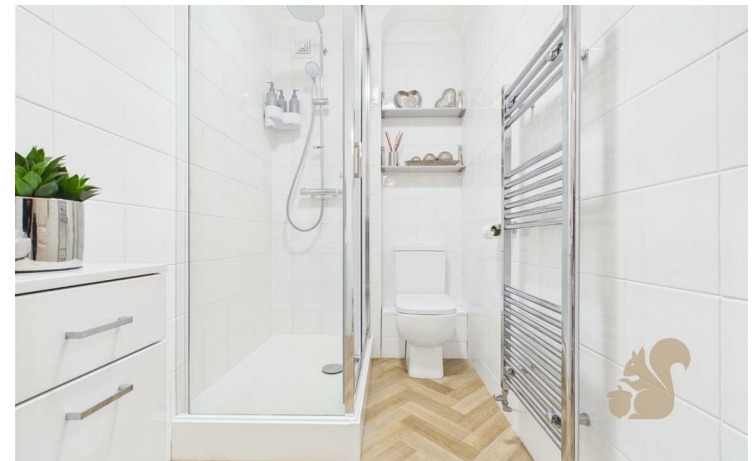
The ground floor features a spacious entrance hall with cloakroom, a front-facing dining room, and a contemporary kitchen fitted with sleek units and integrated appliances, including a dishwasher, washing machine, microwave, electric oven, gas hob, and Bosch extractor hood. French doors open out to the rear garden, filling the space with natural light.

On the first floor, a bright and generously sized living room with two large windows offers a perfect family hub, complemented by a double bedroom and

a modern family shower room.

The top floor hosts the principal bedroom with fitted wardrobes and an en-suite shower room, along with two further bedrooms—an ideal setup for families, guests, or home working.

Externally, the property benefits from a west-facing corner plot garden, designed for low maintenance with hardstanding, fencing, and a timber shed to remain. A garage and driveway to the rear provide additional practicality.



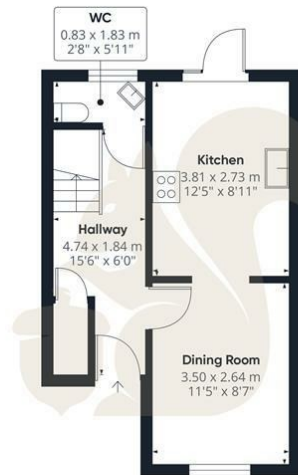












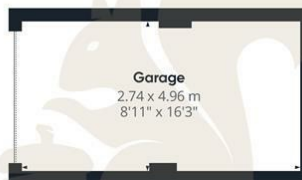
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**oakheart**

Approximate total area<sup>1)</sup>

102.7 m<sup>2</sup>  
1104 ft<sup>2</sup>

Reduced headroom

1.8 m<sup>2</sup>  
19 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester


Tenure:

Freehold

Council Tax Band:

D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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.

Oakheart Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**