



**4 bedroom
Detached
House located
in Stanway.**

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Reg Hilham Walk Stanway Colchester CO3 8AZ

FULL DESCRIPTION

THE OVERVIEW

Guide Price Of £400,000 - £435,000

This outstanding four-bedroom townhouse is a rare opportunity to own a builder's showpiece home, with its flowing, versatile layout every corner of this property radiates style and quality. Multiple en-suites offer privacy and convenience, while the generous living areas make both entertaining and day-to-day life a pleasure. And with Stanway's excellent local amenities, schools, and transport links on your doorstep, it's the ideal location to put down roots.

STEP INSIDE

The property opens into a welcoming Entrance Hall with a neatly positioned Cloakroom for convenience. To the front, the Dining Room (13' 9" x 8' 6") provides a formal setting for family meals and entertaining.

To the rear, the generously proportioned Kitchen (13' 1" x 16' 2") is a true focal point of the home. Fitted with high-quality cabinetry, ample work surfaces, and modern appliances, it is designed for both everyday living and entertaining. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor spaces.

The Sitting Room (13' 1" x 16' 2") spans the full width of the property and is filled with natural light from large windows and double doors opening onto a Juliet balcony, offering an elevated outlook. Also on this floor is the Master Bedroom (13' 9" x 7' 9"), benefiting from a stylish Jack & Jill En-Suite (6' 7" x 8' 1"), which can also be accessed from the landing.

The top floor offers three further well-proportioned bedrooms. Bedroom Two (13' 0" x 9' 3") includes an En-Suite Shower Room (9' 3" x 4' 3"), while Bedroom Three (11' 2" x 9' 3") and Bedroom Four (9' 2" x 6' 7") are served by a modern Family Bathroom (6' 9" x 6' 7"). This arrangement provides excellent flexibility for families, guests, or home working.

STEP OUTSIDE

Outside, the home boasts a beautifully landscaped, south-west facing rear garden, along with two side-by-side parking spaces located directly behind the garden fence. With stylish modern finishes throughout and a flexible floorplan designed to accommodate a range of lifestyles, this property is perfect for families and those seeking adaptable living space.



4



3



2



E



B





THE LOCATION

Situated in the highly desirable Lakelands development, Reg Hilham Walk enjoys a prime position in the vibrant Stanway area of Colchester. The property benefits from excellent transport links, with easy access to the A12 and Colchester city centre, providing a convenient commute to local employment hubs, schools (including close proximity to Lakeland's School), and amenities. Residents can enjoy the nearby Lakelands Centre, which offers community facilities, inclusive playgrounds, and recreational green spaces, while Tollgate Village provides additional retail and leisure options. Surrounded by a mix of modern housing and landscaped parks, this location offers a perfect balance of suburban tranquillity and accessibility, making it ideal for families, professionals, and anyone seeking a thriving community environment.

KEY FEATURES

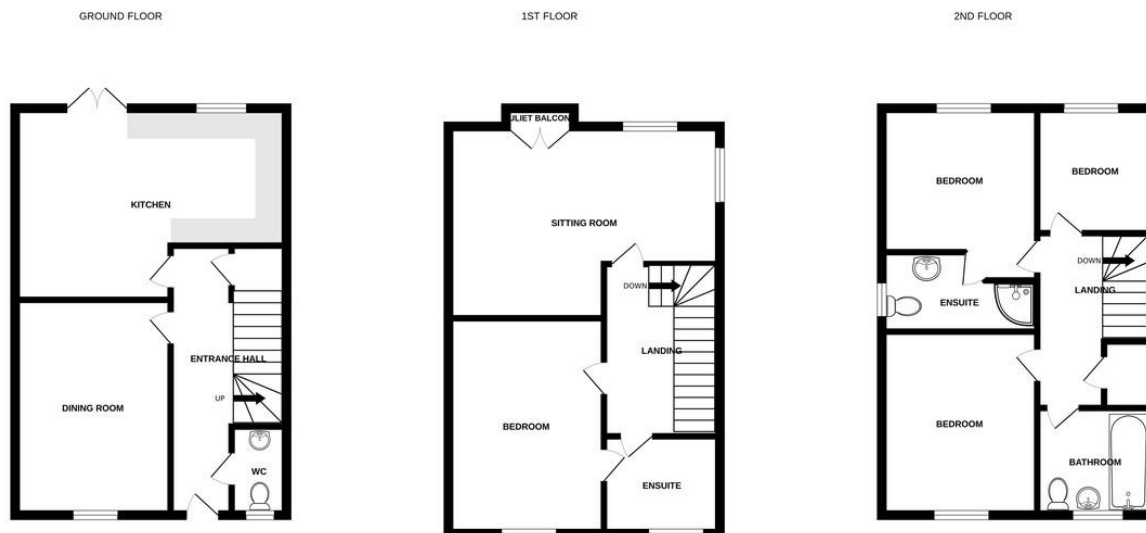
- *Four Bedrooms including two with en-suites
- *Three Bathrooms plus a ground floor cloakroom
- *Two Reception Rooms including a full-width sitting room
- *Impressive Kitchen ideal for both family living and entertaining
- *Immaculate Presentation throughout, move-in ready
- *Prime Stanway Location close to schools, shops, and transport links



Reg Hilham Walk, Stanway, Colchester, CO3 8AZ



FLOORPLAN



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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DIRECTIONS

CONTACT

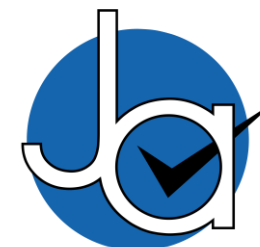
99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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JOHN ALEXANDER
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