

For Sale

£550,000 Freehold



## Sandmartin Crescent Stanway COLCHESTER CO3 8WQ

Spacious five double bedroom detached home on Sandmartin Crescent with lake views, generous living space, study, ample parking, garage and a good-sized garden. Ideally located for Stanway schools, Tollgate amenities, A12 access and commuter links to London.

- Energy Rating: D
- SPACIOUS FIVE-BEDROOM DETACHED FAMILY HOME
- SET OVER THREE FLOORS WITH STUNNING LAKE VIEWS
- LARGE LOUNGE, SNUG AND MODERN KITCHEN/DINER
- THREE FIRST-FLOOR DOUBLE BEDROOMS PLUS STUDY

# Property Details

**Porch**

**Entrance Hall**

**Living Room** 10' 10" x 18' 5" ( 3.30m x 5.61m )

**Snug Lounge** 9' 8" x 10' 3" ( 2.95m x 3.12m )

**Cloakroom**

**Kitchen** 8' 2" x 10' 3" ( 2.49m x 3.12m )

**Sun Room / Dining Room** 9' 3" x 9' 9" (2.82m x 2.97m )

**First Floor**

**Bedroom Five** 10' 2" x 10' 10" ( 3.10m x 3.30m )

**Bedroom Four** 7' 11" x 10' 4" ( 2.41m x 3.15m )

**Study**

**Bedroom One** 10' 5" x 11' 9" ( 3.17m x 3.58m )

**En-Suite**

**Bathroom**

**Second Floor**

**Bedroom Three** 13' 8" x 18' 1" ( 4.17m x 5.51m )

**Bedroom Two** 13' 11" x 18' ( 4.24m x 5.49m )



To view this property please contact Connells on

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Property Ref: CCH308758 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: D

Total floor area 148.0 m<sup>2</sup> (1,593 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part of all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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