



Skylark Way | Stanway | CO3 8DG

 FINE & COUNTRY









STEP INSIDE

OVERVIEW

A beautifully presented five-bedroom detached family home arranged over three floors, thoughtfully redesigned by the current owners to create stylish and versatile accommodation. Situated in Stanway, the property offers a generous kitchen/dining and snug, separate living room, two en suites, garage, driveway parking and a landscaped rear garden.

STEP INSIDE

Beautifully maintained and tastefully updated throughout, this impressive family home provides well-balanced accommodation designed for modern living.

The entrance hall creates an excellent first impression, featuring attractive wood flooring, decorative panelling and useful built-in storage. A cloakroom serves the ground floor, while stairs rise to the upper levels.

The living room is a welcoming and comfortable space, filled with natural light from dual-aspect windows. A contemporary media wall provides a stylish focal point.

To the rear of the property, the generous kitchen/dining/snug room serves as the heart of the home. Designed to bring family life together, this impressive space offers clearly defined areas for cooking, dining and relaxing. Two sets of French doors open onto the garden, allowing natural light to flood the room and creating a seamless connection with the outside space.

The kitchen is fitted with an extensive range of wall and base units complemented by generous work surfaces and a practical peninsula. Integrated appliances include a microwave oven, double oven, induction hob, fridge/freezer, washing machine and dishwasher, offering both style and functionality. There is ample space for a large dining table and family seating, making this a wonderfully sociable environment for everyday living and entertaining alike.

The first floor accommodates four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a stylish en suite shower room. Bedrooms two and three also enjoy built-in wardrobes, while bedroom four offers flexibility for younger family members, guests or home working. The family bathroom is fitted with a contemporary three-piece suite.

The second floor is dedicated to the fifth bedroom, providing a private and versatile space with extensive eaves storage and its own en suite bathroom, it offers excellent flexibility within the home.



STEP OUTSIDE

STEP OUTSIDE

To the front of the property, a driveway provides off-road parking for two vehicles and leads to the integral garage. The garage benefits from power, lighting and internal access to the family room, while an EV charging point adds a practical modern feature.

Gated side access leads to the enclosed rear garden, which has been thoughtfully landscaped for ease of maintenance and outdoor enjoyment. A paved patio extends across the rear of the property. The low maintenance lawn provides a neat and usable area throughout the year, while a decked seating area offers an additional place to relax. Raised planting beds add colour and interest, and a pergola creates an attractive focal point, completing this enjoyable outdoor setting.

LOCATION

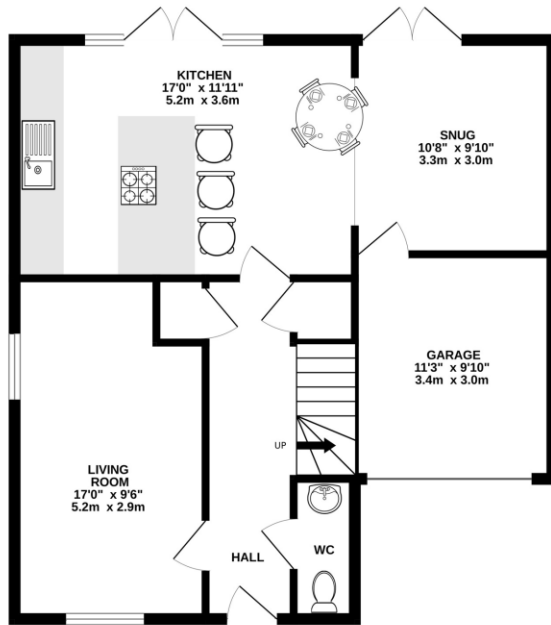
Situated within the highly sought-after area of Stanway, the property enjoys excellent access to a wide range of amenities, highly regarded schools and superb transport links.

The nearby Tollgate and Stane Retail Parks provide an extensive selection of shopping and leisure facilities, including Marks & Spencer, Sainsbury's, cafés, restaurants, fitness facilities and a variety of national retailers. Colchester city centre is also within easy reach, offering further shopping, dining, entertainment and cultural attractions.

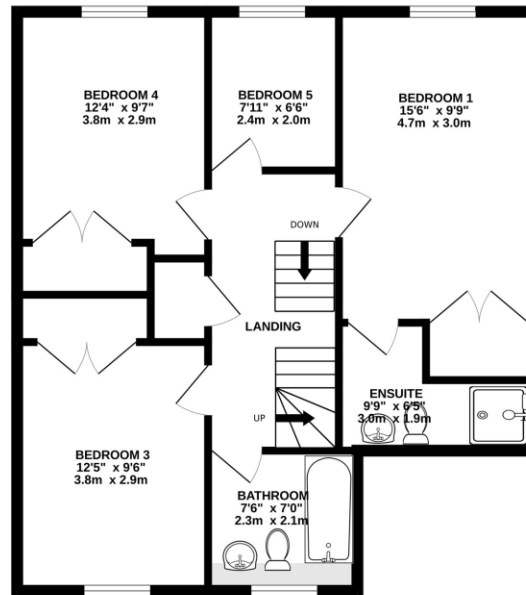
Families are particularly well served by the area's excellent educational provision. Lakelands Primary School is conveniently located nearby, while other respected local schools include Stanway Primary School, Stanway Fiveways Primary School and The Stanway School. Private education options within the wider Colchester area include Holmwood House School, St Mary's School, Oxford House School and Colchester High School, all of which enjoy strong local reputations.

For commuters, the property is ideally positioned for access to the A12, providing convenient routes towards Ipswich and the wider East Anglia region to the north, and Chelmsford, the M25 and London to the south. Regular bus services connect Stanway with Colchester city centre, while Colchester's mainline railway stations offer direct services to London Liverpool Street.

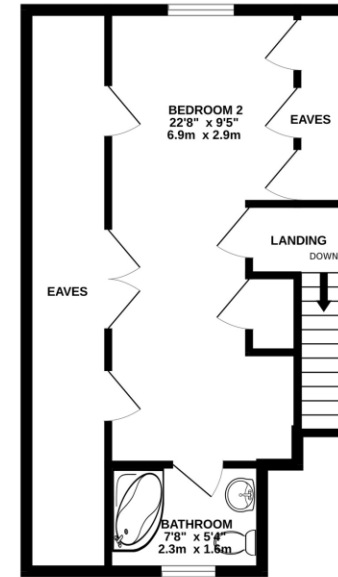
GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

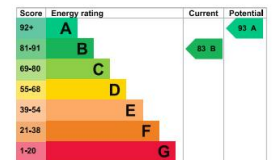


TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

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.
Made with Metropix ©2026

ELLIOT LEVY
SENIOR PROPERTY
CONSULTANT

follow Fine & Country Colchester on



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Registered in England and Wales Company Reg No. 11296892 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.





Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

 FINE & COUNTRY