



- Spacious Detached Family Home
- Finished To A High Standard Throughout
- Contemporary Kitchen With Integrated Appliances
- Utility Room & Downstairs Cloakroom
- Two Stylish Reception Rooms
- Master Bedroom With En-Suite Shower Room
- Modern Family Bathroom
- Landscaped Rear Garden

**9 Penguin Parade, Stanway, Colchester, Essex. CO3 8BU.**

GUIDE PRICE £475,000 - £500,000 Stylish, contemporary and recently constructed is this exceptional five bedroom detached residence, situated on Oakwood Meadows in the highly sought after area of Stanway to the west of Colchester. This spacious detached family home offers well proportioned living and bedroom accommodation and would be ideal for the growing family as its conveniently located close to excellent schooling and the ever growing Tollgate Retail Park which offers a range of restaurants and shops.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor with cupboard under, Carrara tiled floor, doors to;

### Living Room



5.21m x 3.48m (17' 1" x 11' 5") With UPVC double glazed window to front, radiator, high quality Amtico herringbone flooring.

### Dining Room/ TV Room



3.08m x 2.87m (10' 1" x 9' 5") With UPVC double glazed window to front, radiator.

## Open Plan Kitchen/Breakfast/Dining Room



8.56m x 3.86m (28' 1" x 12' 8") With UPVC French doors to rear, double glazed window to rear, Carrara tiled flooring, radiator, a range of matching contemporary eye level and base units with Silestone worktops over, inset sink and drainer, tiled splashbacks, a range of integrated appliances, bespoke built in bar area consisting of a red wine and white wine fridge (both to remain.) granite worksurface and bespoke storage.

### Utility Room

Matching units to the kitchen with Silestone worktops, Carrara tiled floor, UPVC double glazed door to side.

### WC

With Carrara tiled flooring, close coupled WC, wash hand basin, radiator.

## First Floor

### Landing

With loft access, cupboard and doors to;

### Master Bedroom



4.39m x 4.34m (14' 5" x 14' 3") With two UPVC double glazed windows to front, radiator, door to;

# Property Details.

## En-Suite



A contemporary shower room offering a walk in shower cubicle with a Mira shower, wash hand vanity basin, close coupled WC, heated towel rail.

## Bathroom



With UPVC obscure double glazed window to side, heated towel rail, panelled bath with shower attachment, walk in shower cubicle, wash hand vanity basin, close coupled WC.

## Bedroom Two



4.06m x 2.97m (13' 4" x 9' 9") With UPVC double glazed window to front, radiator.

## Bedroom Three

3.61m x 3.1m (11' 10" x 10' 2") With UPVC double glazed window to rear, radiator.

## Bedroom Four

3.25m x 2.57m (10' 8" x 8' 5") With UPVC double glazed window to rear, radiator, built in bedroom furniture to remain.

## Bedroom Five

2.57m x 2.03m (8' 5" x 6' 8") With UPVC double window to rear, radiator.

## Outside

### Rear Garden



An enclosed private rear garden with gated side access. The garden has been landscaped with a range of sleepers, a large patio area and further lawn, garden shed to remain, double French doors giving access to garage.

### Garage

With electric roller door to front, power and light connected.

### Parking

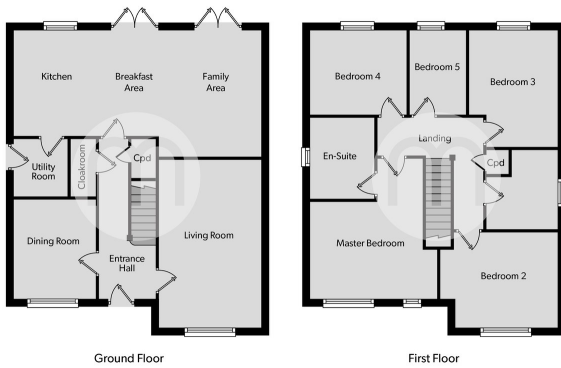
Block paved driveway in front of the garage providing off road parking for two cars.

### Agents Note

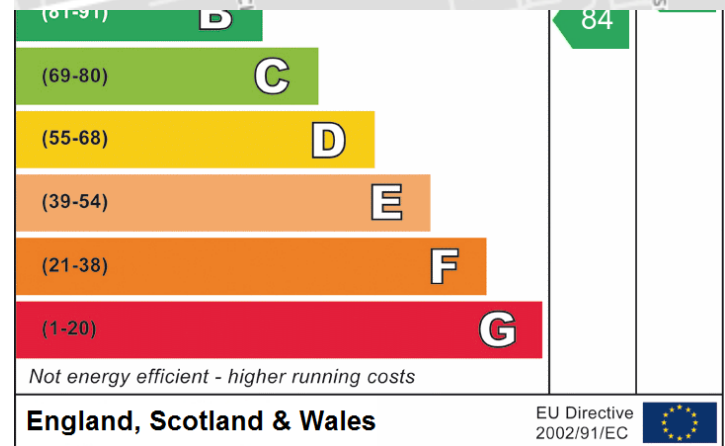
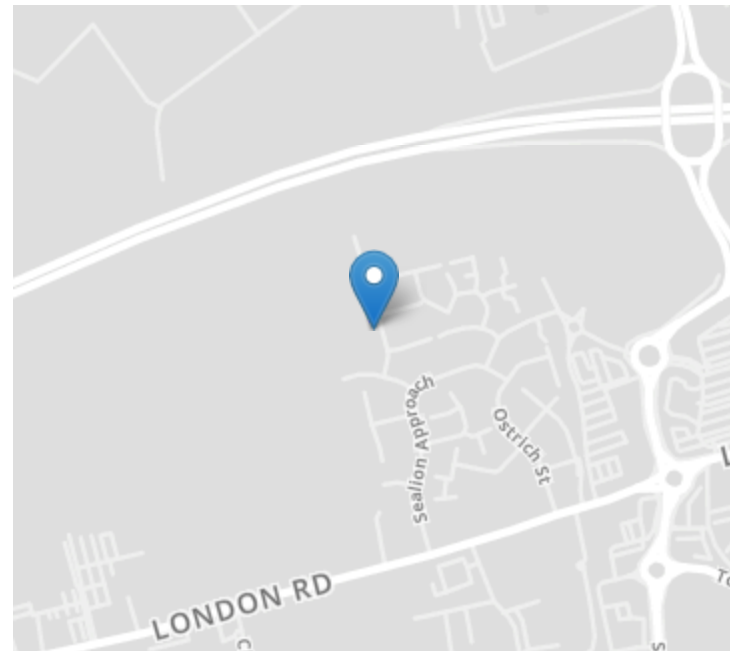
Please be advised that a Section 21 of the Estate Agency Act 1979 applies in this instance, as the seller is an employee of Michaels Property Consultants.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.