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property consultants

- Presented In First Class Order Throughout & In Excellent Deceptive Order
- Residing On The Ever Popular 'Oakwood Meadow' Development
- Five Bedroom Detached Family Home
- Impressive Reception Room
- Study/Snug/Play Room
- Open-Plan Kitchen/Diner Complete To A High Specification
- Downstairs Cloakroom & Utility Room
- En-Suite & Luxury Family Bathroom
- Well-Manicured & Landscaped Rear Garden
- Complete With Garage & Parking

## 23 Penguin Parade, Stanway, Colchester, Essex. CO3 8BU.

An exceptional example of a five bedroom detached family home, offering a wealth of space and finished with contemporary modern fittings throughout. This beautiful home is situated on Oakwood Meadows, residing in the highly sought after area of Stanway, to the West of Colchester. and within easy access of the ever expanding Tollgate Retail Park - home to an array of shops, amenities, restaurants and more. It is also within close proximity of the A12/A120 corridor to London, Marks Tey Train Station with direct access to London Liverpool Street Station and also an array of favourable education, this property is perfect for the modern day expanding family.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs rising to first floor with inset understairs storage, wood effect flooring, doors to;

### Downstairs Cloakroom

Low level W.C, vanity wash basin, radiator, extractor fan

### Reception Room



5.21m x 3.48m (17' 1" x 11' 5") UPVC double glazed window to front and side aspect, inset feature place, communication points, radiators

### Study/Office Area



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

## Open Plan Kitchen/Breakfast/Dining Room



8.56m x 3.86m (28' 1" x 12' 8") UPVC French doors to rear aspect, UPVC double glazed window to rear aspect, wood effect flooring, radiator, a range of matching contemporary fitted base and eye level units with silestone worktops over, inset sink and drainer with taps over, complimenting splash back, a range of integrated appliances throughout, inset wine cooler, inset electric fan assisted oven with inset induction hob and contemporary extractor fan over, inset spotlights, door to:

### Utility Room

Matching units to the kitchen with silestone worktops, inset sink, drainer and taps over, cupboard housing gas boiler, wood effect flooring, UPVC double glazed door to side aspect, space for appliances

## First Floor

### First Floor Landing

Stairs to ground floor, loft access above, doors to:

### Master Bedroom



4.39m x 4.34m (14' 5" x 14' 3") UPVC double glazed windows to front aspect, radiator, air-conditioning unit, door to;

# Property Details.

## En-Suite

UPVC window to side aspect, shower cubicle with tiled wall finish, vanity wash hand basin, low level W.C, wall mounted heated towel rail, extractor fan

## Bedroom Two



4.06m x 2.97m (13' 4" x 9' 9") UPVC window to side aspect, radiator.

## Bedroom Three



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

## Bedroom Four

3.25m x 2.57m (10' 8" x 8' 5") UPVC double glazed window to rear aspect, radiator.

## Bedroom Five

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

## Family Bathroom Suite



UPVC window to side aspect, wall mounted heated towel rail, panel bath with shower attachment over, walk in shower cubicle, vanity wash hand basin, low level WC

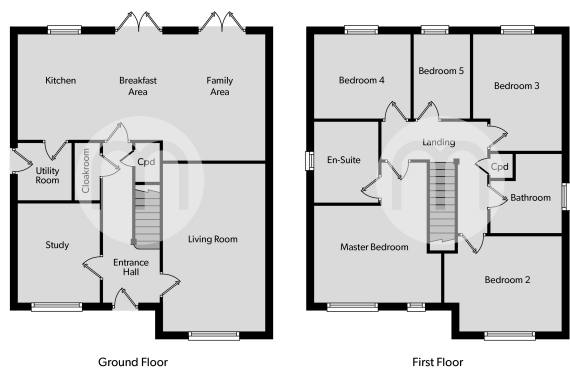
## Outside, Garden, Garage & Parking



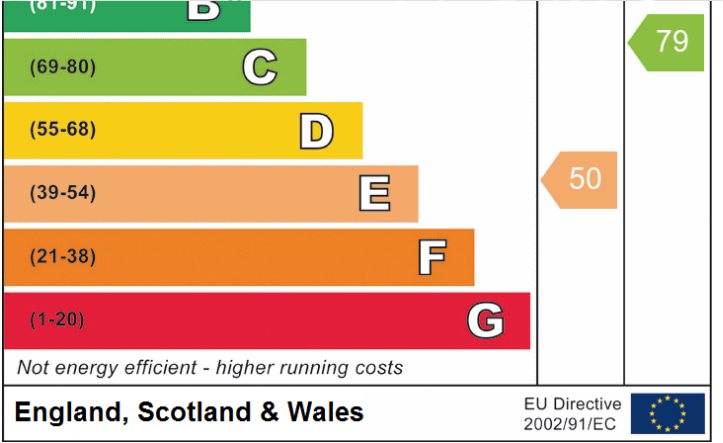
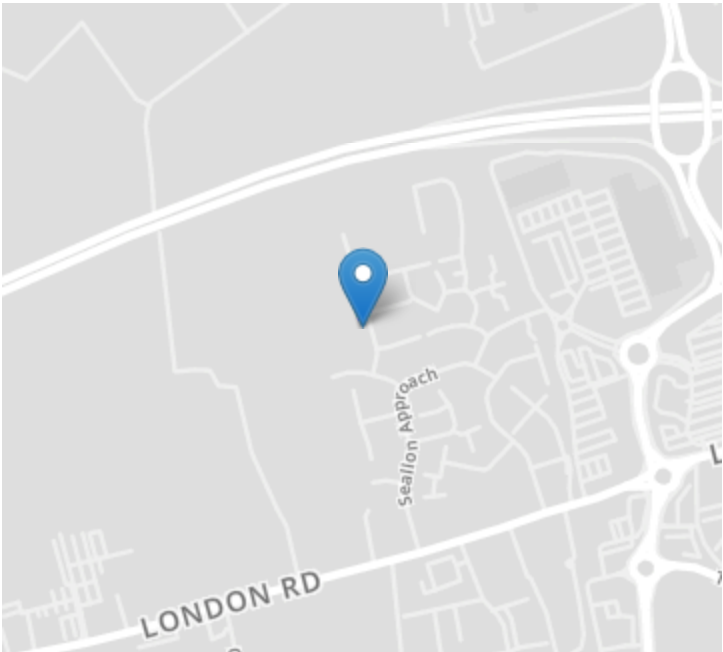
Outside, it's owners are spoilt by a stunning and enclosed private rear garden, enclosed by panel fencing and a handsome brick wall. Having recently undergone extensive landscaping and re-design by our sellers, it has been finished to the highest of standards and features a large patio area, ideal for outdoor seating and dining furniture, with a central area laid with artificial grass - ideal for low maintenance. Completing this home is a garage with electric roller door, a modern awning with privacy screen and a large block-paved driveway to the front providing off road parking.

# 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.