



- Superb Detached Residence
- West Colchester
- Excellent Schooling
- Three Reception Rooms
- Fabulous Kitchen/Breakfast Room
- Four Double Bedrooms
- Two Bathrooms
- Parking And Garage
- Planning Permission Granted For Two Storey Extension

28 Centaury Close, Stanway, Colchester, Essex. CO3 0SF.

GUIDE PRICE £375,000 - £400,000 This superb four bedroom detached residence occupies a pleasant cul de sac position in the sought after Stanway district to the West of Colchester, with the area's excellent schools, amenities and the A12 all within close proximity. This beautifully maintained home offers a wealth of spacious and flexible accommodation for a family to grow into, including three reception rooms, a fabulous kitchen/breakfast room, four double bedrooms and two modern bathrooms. Outside the property features parking for several cars and a large garage to the front, whilst a most attractive garden can be found to rear.



Property Details.

Ground Floor

Entrance Hall

16' x 8' 6" (4.88m x 2.59m) Radiator, staircase to first floor, doors to:

Cloakroom

Low level WC, vanity hand wash basin, laminate flooring, radiator, UPVC window to front.

Kitchen/Breakfast Room



17' 10" x 9' 8" (5.44m x 2.95m) Tiled flooring, stylish range of base and eye level units with solid granite working surfaces to side and matching up-stands, gas Rangemaster cooker to remain with extractor hood above, space for fridge/freezer, plumbing for dishwasher (currently a cupboard), inset sink unit, inset spotlights, UPVC window to front, UPVC door to side.

Dining Room



10' 4" x 9' 9" (3.15m x 2.97m) Radiator, UPVC French doors to rear (newly fitted in October 2016).

Living Room



19' 9" x 11' 4" (6.02m x 3.45m) Two radiators, inset flame effect gas fireplace, UPVC bay window to front, door to:

Study

7' 7" x 6' 7" (2.31m x 2.01m) Radiator, UPVC window to rear.

First Floor

Landing

UPVC window to front, loft hatch, doors to:

Bedroom One



13' 5" x 9' 9" (4.09m x 2.97m) Radiator, UPVC bay window to rear, door to:

Property Details.

En-Suite



Tiled flooring with underfloor heating, half tiled walls, heated towel rail, low level WC, vanity hand wash basin with storage cupboard under, walk in corner shower cubicle with integrated digital shower, UPVC window to rear, inset spotlights, extractor fan.

Bathroom



Tiled flooring, half tiled walls, heated towel rail, low level WC, vanity hand wash basin with storage cupboard under, panel bath with integrated shower and curved glass shower screen over, UPVC window to side, inset spotlights, extractor fan, airing cupboard.

Bedroom Two



13' 6" x 11' 3" (4.11m x 3.43m) Radiator, UPVC window to front.

Bedroom Three

12' 9" x 7' 9" (3.89m x 2.36m) Radiator, UPVC box bay window to rear.

Bedroom Four

10' 8" x 9' 8" (3.25m x 2.95m) Laminate flooring, radiator, UPVC window box bay to front, built in wardrobe with plumbing for washing machine.

Outside

As previously mentioned the property resides in a pleasant cul de sac position, tucked away off the road and is approached by a driveway providing off road parking to the front, this leads to a large garage measuring 16'4 x 13'9, with an up and over door to front, loft storage and power/light connected. There is also an additional block paved driveway to the front of the property which would allow further parking for two cars.

Rear Garden



To the rear of the property there is an attractive garden featuring a curved block paved patio, the remainder being laid to lawn with various flowers, shrubs and trees. There is also a small summerhouse to remain which has power connected.

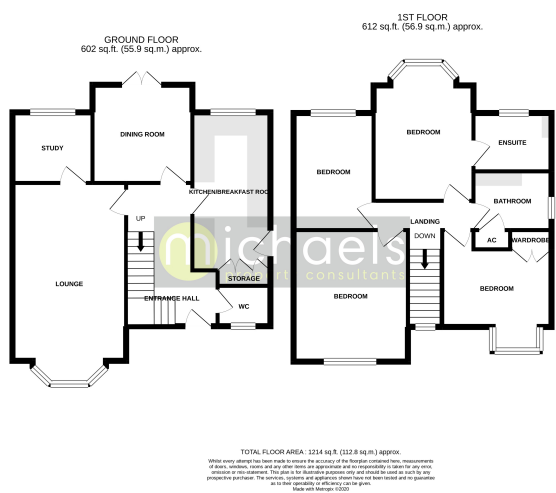
Further Details On Planning Permission

For further details on the planning permission please copy and paste the following link into your browser

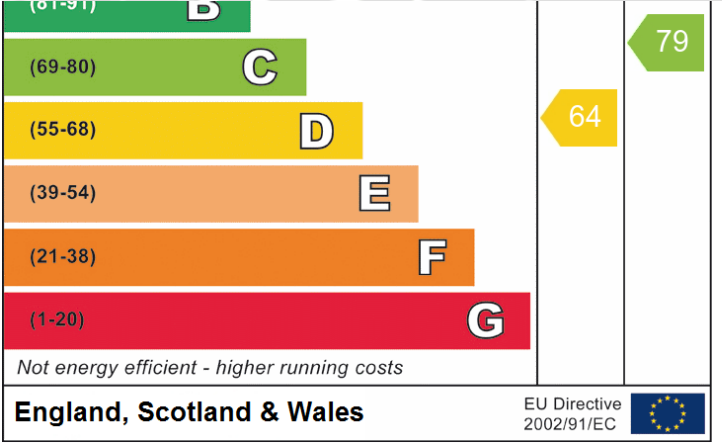
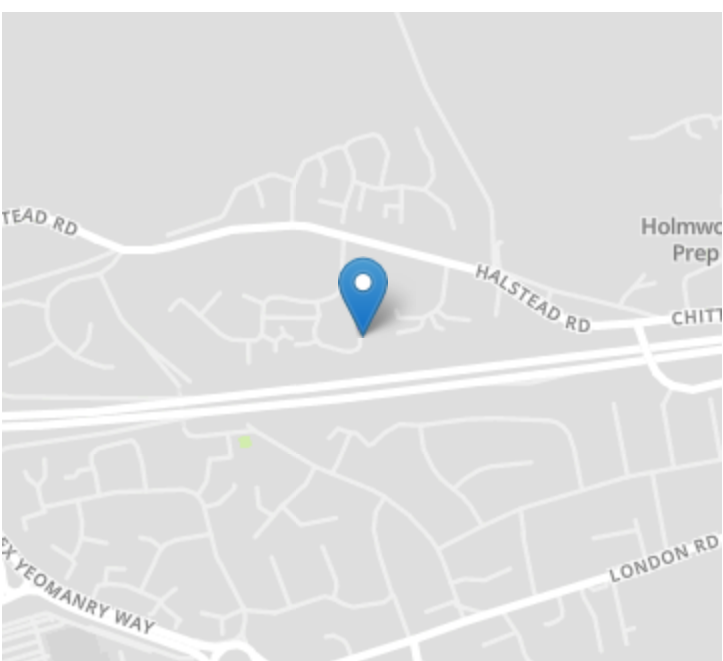
<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=201093>

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.