



- A Very Well-Presented Four Bedroom Detached Family Home
- Favourable West Colchester Location - Close To An Array Of Amenities & Schooling
- Four Generous Bedrooms
- En-Suite To Master Bedroom
- First Floor Bathroom & Downstairs Cloakroom
- Low Maintenance Private Rear Garden
- Modern Fitted Kitchen With Integrated Appliances
- Driveway & Garage

## 21 Centaury Close, Stanway, Colchester, Essex. CO3 0SF.

\*\* Guide Price £400,000 to £425,000 \*\* Situated in a quiet cul-de-sac within the sought-after Stanway area, just west of Colchester, this very well-presented four-bedroom detached family home has been significantly improved and upgraded by the current owners. The property features a contemporary modern fitted kitchen with integrated appliances, a spacious living room, and modern bathroom suites.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hallway

### Living Room



23' 10" x 10' 10" (7.26m x 3.30m)

### Dining Room



11' 4" x 10' 7" (3.45m x 3.23m)

### Kitchen



16' 3" x 8' 1" (4.95m x 2.46m)

## First Floor

### Landing

### Bedroom One



13' 2" x 11' 10" (4.01m x 3.61m)

### En Suite



### Bedroom Two



11' 8" x 10' 9" (3.56m x 3.28m)

# Property Details.

## Bedroom Three



10' 7" x 10' 1" (3.23m x 3.07m)

## Bedroom Four



9' 6" x 7' 10" (2.90m x 2.39m)

## Bathroom



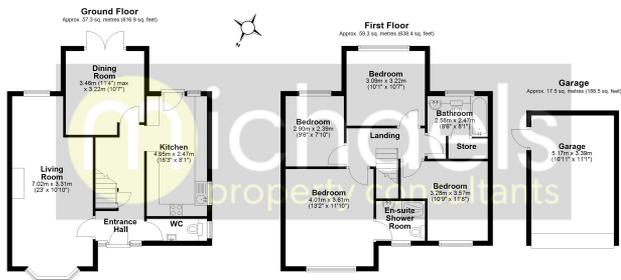
8' 6" x 8' 1" (2.59m x 2.46m)

## Garage

16' 11" x 11' 1" (5.16m x 3.38m)

# Property Details.

## Floorplans

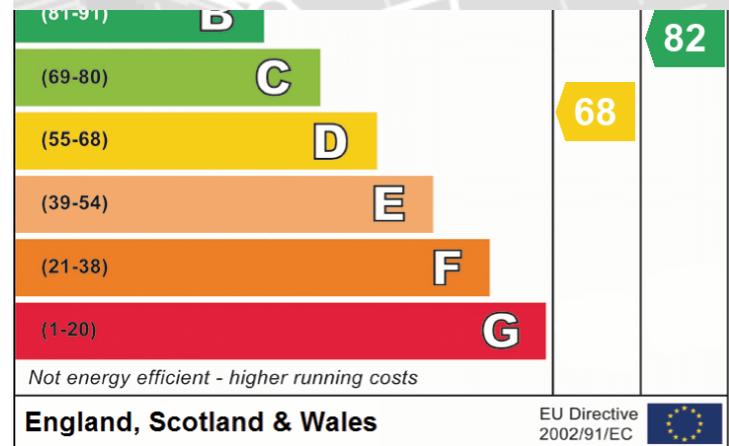
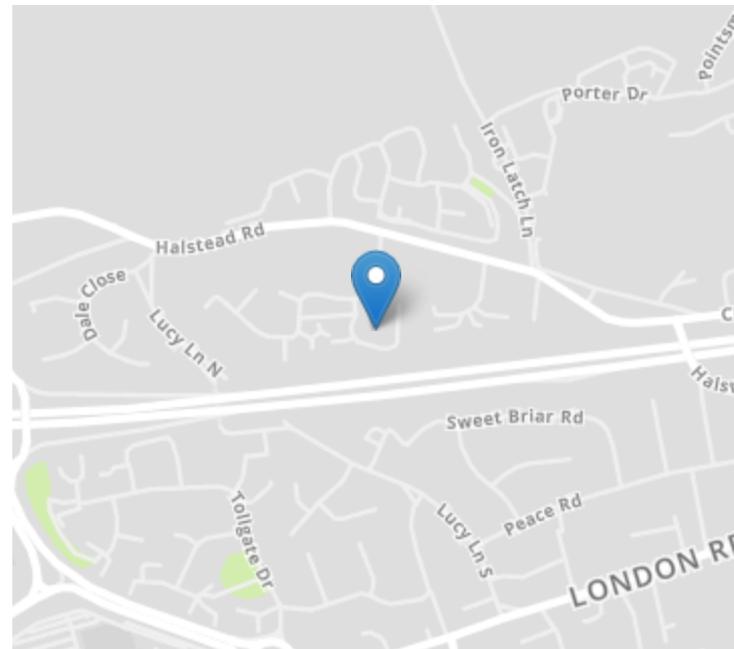


Total area: approx. 154.1 sq. metres (1443.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is to illustrate a general idea and is not intended to be relied upon for any other purpose or installation. The services, systems and equipment shown have not been tested and no guarantee is given for their operation or condition. Measurements only have been taken for the information and they include wall thicknesses and space. No guarantee is given for any measurements including floor area. Buyers are advised to take their own measurements.

Century Close, Stanway

## 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.