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property consultants

- Built By Reputable National House Builders Charles Church
- Added Benefit Of A Downstairs Cloakroom
- En-Suite & Separate Family Bathroom Suite
- Parking Under Carport For Two Vehicles
- Private & Enclosed Rear Garden With Added Benefit Of A Shed
- Three Double Bedrooms
- Stylish Kitchen With A Full Range Of Integral Appliances
- Beautiful Three Bedroom Semi-Detached Home
- An Excellent Example Of A Three Storey Family Home
- Favourable West Colchester Position

22 Penguin Parade, Stanway, Colchester, Essex. CO3 8BU.

** Guide Price £350,000 to £375,000 ** Positioned to favourably to the West of Colchester, in the ever popular Stanway District, lies this three bedroom three storey semi detached house, built by reputable national house builders Charles Church and complete to a very high standard. Within striking distance of the ever expanding Tollgate Retail Park, home to an array of excellent amenities, shops, restaurants and more, this home is ideal for the expanding family. It also within easy reach of Stanway Secondary School and a variety of other education choices.



Call to view 01206 576999 **m**

Property Details.

Ground Floor

Entrance Hall

Main door into hallway, radiator, wood effect flooring, door into:

Living Room



14' 10" x 11' 9" (4.52m x 3.58m) Radiator, UPVC window to front aspect, wood effect flooring, understairs storage cupboard, door into:

Cloakroom

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

Kitchen/Dining Area



11' 10" x 8' 11" (3.61m x 2.72m) Full range of base and eye level units, cupboards and work surfaces, gas hob with electric oven, wine fridge, stainless steel sink/drainer, space for appliances, UPVC windows to rear aspect, radiator, French doors to rear aspect.

First Floor

Landing

Radiator, door leading to:

Bedroom Two



11' 10" x 10' 6" (3.61m x 3.20m) UPVC window to front aspect, radiator.

Bathroom



Low level W.C, vanity wash basin, panelled bath with shower attached, radiator.

Property Details.

Bedroom Three



11' 10" x 8' 11" (3.61m x 2.72m) UPVC window to rear aspect, radiator.

Second Floor

Landing

Storage Cupboard, door leading to:

Master Bedroom



17' 4" x 8' 6" (5.28m x 2.59m) UPVC window to front aspect, radiator, space for dressing area, door leading to:

En Suite



Low level W.C, shower cubicle, radiator, vanity wash basin.

Outside

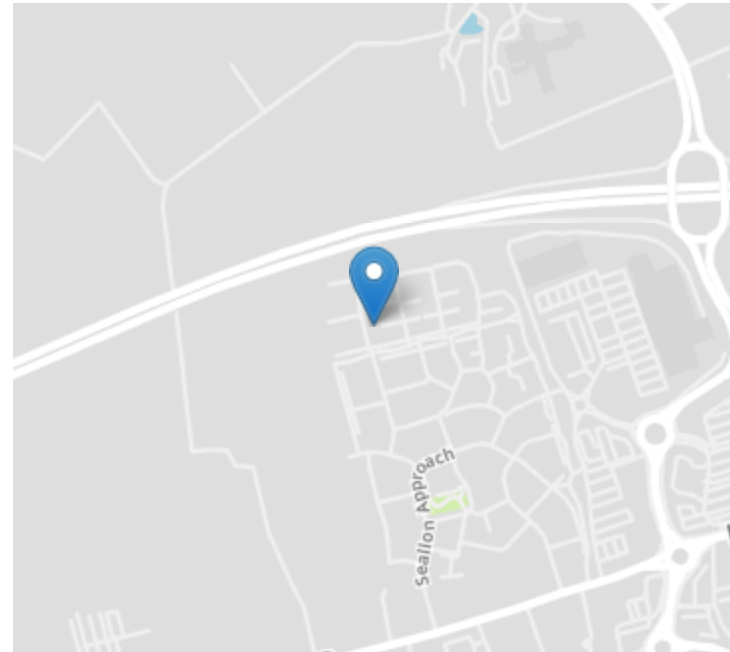


Outside, this home boasts a private enclosed low maintenance rear garden, laid with artificial grass, enclosed by fence boundaries and the added benefit of a garden shed. Off road parking is also available under a car port, for two vehicles in tandem parking. Further parking is available on road for additional residents and visitors alike.

Property Details.

Floorplans

Location



Energy Ratings

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.