



- An Exceptional Three Bedroom Semi-Detached Family Home
- NO ONWARD CHAIN
- West Colchester Location - Close To An Array Of Shops, Amenities, Public Transport Links
- Downstairs Cloakroom
- Spacious Living Room
- Modern Kitchen-Diner With Patio Doors To Garden
- Two Excellent Double Bedrooms & Further Single Bedroom
- En-Suite & Family Bathroom
- Generously Proportioned Enclosed Rear Garden With Raised Decking
- Parking On Private Driveway

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

Penguin Parade, Stanway, CO3 – West Colchester**Guide Price £350,000 - £360,000** An exceptional three-bedroom semi-detached family home, presented in excellent decorative order with modern fittings and the benefit of a new build guarantee remaining. Ideally located in West Colchester (Stanway), the property is close to schools, shops, Stanway Retail Park, Tollgate facilities, and transport links, including Marks Tey Station offering direct services to London Liverpool Street in under an hour. The ground floor features a welcoming entrance hall, downstairs cloakroom, a bright reception room with stairs to the first floor, and a modern kitchen with high-gloss units, integrated oven, space for appliances, and patio doors leading to the rear garden. Luxury vinyl flooring runs throughout the ground floor, with an additional understairs storage cupboard.



Call to view 01206 576999



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Property Details.

Ground Floor

Entrance Hall

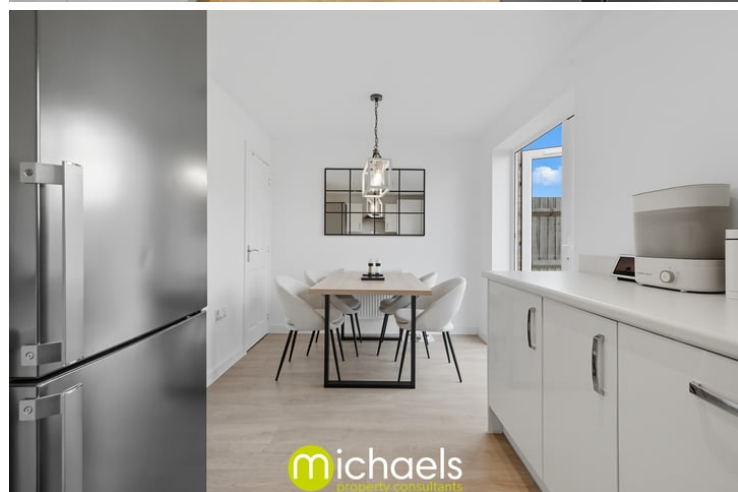
Cloakroom

Living Room



16' 11" x 8' 3" (5.16m x 2.51m)

Kitchen-Diner



16' 2" x 8' 3" (4.93m x 2.51m)

First Floor

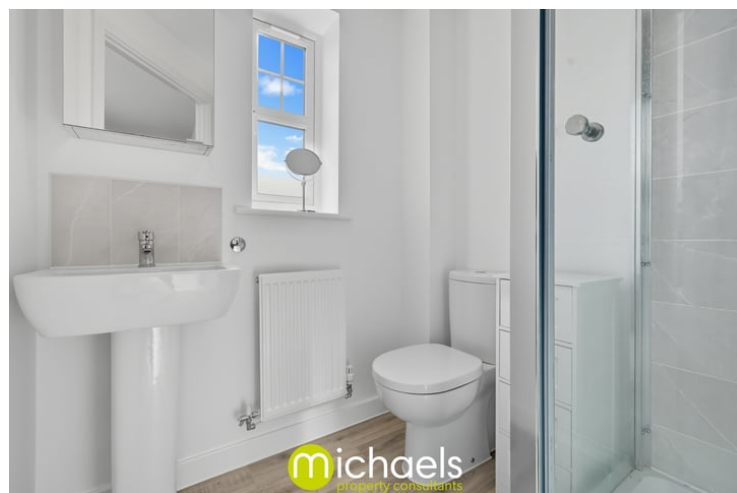
Landing

Master Bedroom



13' 2" x 13' 0" (4.01m x 3.96m)

En-Suite Shower Room



Bedroom Two



9' 9" x 8' 4" (2.97m x 2.54m)

Property Details.

Bedroom Three



8' 4" x 6' 2" (2.54m x 1.88m)

Bathroom

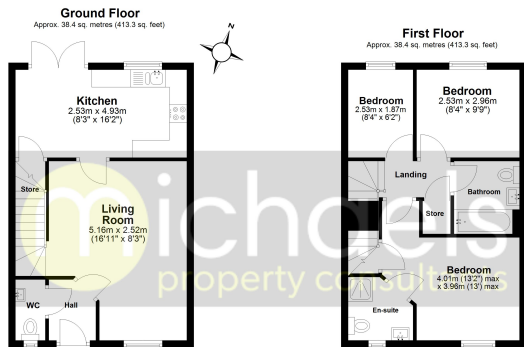


Additional Information

The property is subject to an annual estate charge – all parties are advised to confirm the amount with their consultant and solicitor at an early stage of conveyancing.

Property Details.

Floorplans



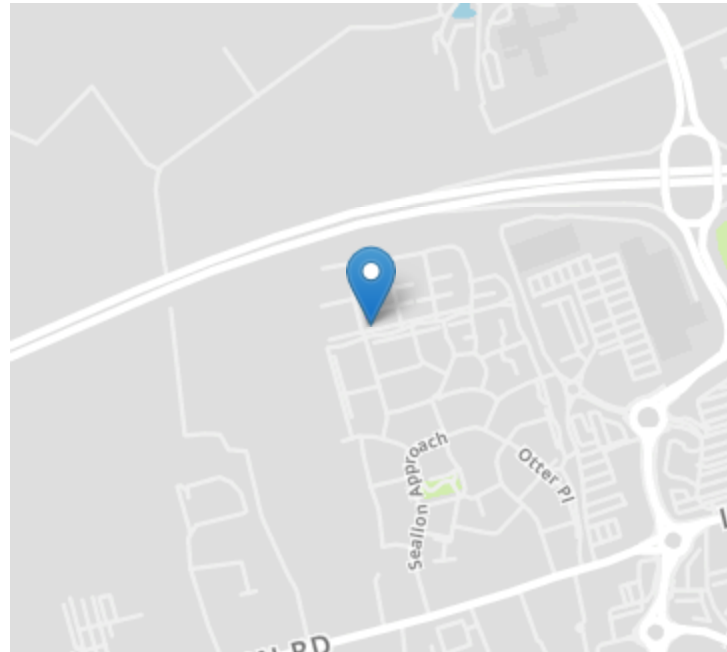
Total area: approx. 76.8 sq. metres (826.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using 3DxP

Penguin Parade, Stanway

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.