



- An Excellent Opportunity To Be The First Residents Of This Stunning Home
- Built By Reputable National House Builders Charles Church
- Beautiful Three Bedroom Semi-Detached Home
- Added Benefit Of A Downstairs Cloakroom
- Stylish Kitchen With A Full Range Of Integral Appliances
- Two Generous Reception Rooms
- Three Double Bedrooms
- En-Suite & Separate Family Bathroom Suite
- Private & Enclosed Rear Garden With Added Benefit Of A Shed
- Parking Under Carport For Two Vehicles

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

****HELP TO BUY AVAILABLE - APPLICATIONS MUST BE SUBMITTED BY 31st OCTOBER 2022 - VISIT NOW BY APPOINTMENT ONLY**** Be the first to occupy this exceptional three double bedroom, family home. Positioned to favourably to the West of Colchester, in the ever popular Stanway District, sits this newly constructed home, 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



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, wood effect floor, access to:

Downstairs W.C

UPVC window to front aspect, radiator, wood effect floor, W.C, wash hand basin, consumer unit

Kitchen-Diner



8' 10" x 11' 9" (2.69m x 3.58m) UPVC window to front aspect, inset stainless steel sink, drainer and mixer tap over, radiator, variety of modern fitted base and eye level units with work surfaces over, inset electric fan assisted oven and grill, inset gas hob with extractor fan over, integrated fridge/freezer, dishwasher, washing machine, wood effect floor, inset spotlights

Reception Room



16' 7" x 13' 10" (5.05m x 4.22m) UPVC window to rear aspect, UPVC french doors to rear aspect, radiator, variety of communication points, storage cupboard, access to:

Lifestyle Room/Second Reception Room



11' 1" x 17' 0" (3.38m x 5.18m) UPVC window to front and rear aspect, radiator, wood effect floor, variety of communication points

First Floor

First Floor Landing

Stairs to ground floor, radiator, airing cupboard, loft access, doors to:

Master Bedroom



9' 7" x 13' 9" (2.92m x 4.19m) UPVC window to rear aspect, radiator, door to:

Property Details.

En-Suite Shower Room



Shower cubicle, W.C, pedestal wash hand basin, UPVC window to rear aspect, extractor, wood effect laminate flooring, 1/2 tiled walls

Family Bathroom



W.C, pedestal wash hand basin, panel bath, 1/2 tiled walls, UPVC window to front aspect, extractor fan, wood effect floor

Bedroom Two



11' 1" x 7' 0" (3.38m x 2.13m) UPVC window to front aspect, radiator

Bedroom Three



9' 5" x 11' 9" (2.87m x 3.58m) UPVC window to front aspect, radiator

Outside, Garden & Parking



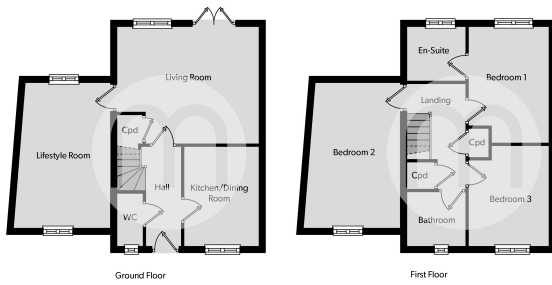
Outside, this home boasts a private enclosed rear garden, predominately laid to lawn, enclosed by fence boundaries and the added benefit of a garden shed. Off road parking is also available under a car port, for two vehicles in tandem parking. Further parking is available on road for additional residents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

Agents Note

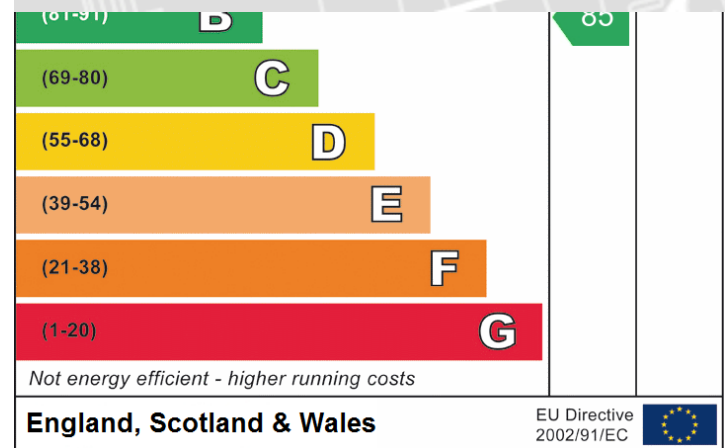
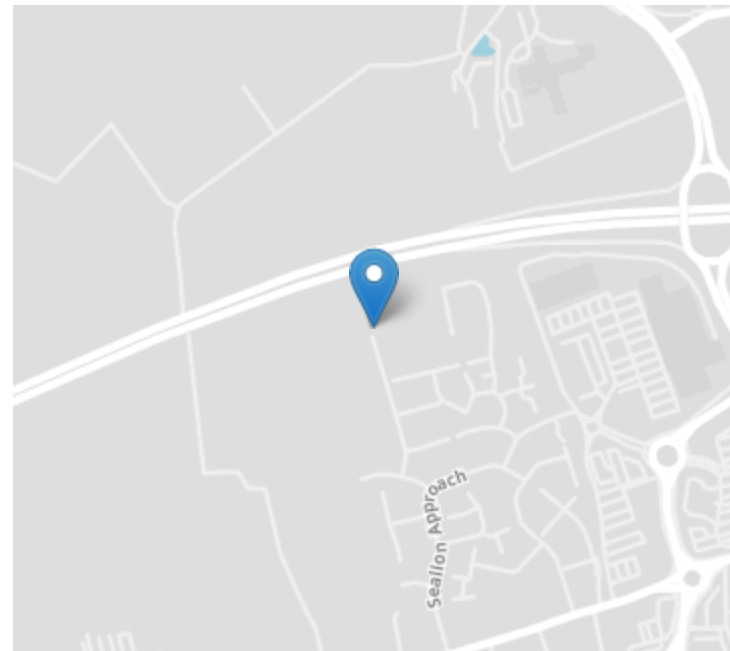
As agents we recommend all prospective purchasers check with the house builder upon reservation, whether any estate charges are applicable. We also then advise all clients to confirm this information at an early stage of their conveyance, to prevent any discrepancy.

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.