



1 Komodo Drive, Stanway, Colchester, Essex. CO3 8DE.

An exceptional example of a stunning and meticulously designed four-bedroom detached home, situated in a highly sought-after location in Stanway, a suburb of Colchester. This property has been beautifully presented and decorated throughout with contemporary finishes, making it a truly unique and stylish home.

- Residing On The Ever Popular 'Oakwood Meadow' Development
- Presented In First Class Order Throughout & In Excellent Decorative Order
- Well-Manicured & Landscaped Rear Garden With Low Maintenance In Mind
- Complete With Garage & Parking
- Open-Plan Kitchen/Diner Complete To A High Specification
- Downstairs Cloakroom & Family Bathroom
- En Suite To Master Bedroom
- Impressive Living & Dining Room
- A Beautiful Sun Room To The Rear, The Ideal Spot For Dining Or Entertaining



Property Details.

Ground Floor

Hallway

Main entrance door to hallway, Carina flooring throughout, radiator, secure alarm system, door leading to:

Dining Room



9' 9" x 8' 2" (2.97m x 2.49m) UPVC window to front aspect, radiator, Carina flooring.

Living Room



14' 5" x 10' 7" (4.39m x 3.23m) UPVC window to front aspect, radiator, inset wall unit.

Cloakroom

Low level W.C, radiator, hand wash basin, tiled walls.

Kitchen/Dining/Living Area



22' 9" x 11' 8" (6.93m x 3.56m) UPVC windows to rear aspect, full range of eye level base units, cupboards and work surfaces with further work surface to rear of the kitchen, integrated appliances, including dishwasher, fridge/freezer and washing machine, wine cooler, stainless steel sink/drainer, spot lighting, Carina flooring, x2 electric oven with four ring induction hob, direct access into:

Sun Room/Reception Room



12' 7" x 12' 4" (3.84m x 3.76m) Vaulted sky light windows, UPVC sliding doors direct access into garden, spot lighting.

First Floor

Landing

Access into loft hatch, radiator, storage cupboard with inset shelving, door leading to:

Property Details.

Master Bedroom



13' 5" x 9' 9" (4.09m x 2.97m) UPVC window to front aspect, radiator, built in wardrobes, door into:

En Suite

Shower cubicle, low level W.C, hand wash basin, chrome heated towel rail, obscured window to side aspect.

Bedroom Two



11' 7" x 9' 8" (3.53m x 2.95m) UPVC window to rear aspect, radiator, built in wardrobes.

Bedroom Three

10' 8" x 9' 2" (3.25m x 2.79m) UPVC window to font aspect, radiator, built in wardrobe.

Bedroom Four

9' 2" x 7' 1" (2.79m x 2.16m) UPVC window to rear aspect, radiator, built in wardrobes.

Bathroom



7' 4" x 5' 6" (2.24m x 1.68m) Low level W.C, hand wash basin, fully tiled walls, chrome heated towel rail, panelled bath with shower over.

Outside



Outside, it's owners are spoiled by a stunning and enclosed private rear garden, enclosed by panel fencing and vibrant trees. Having recently undergone extensive landscaping and re-design by our sellers, it has been finished to the highest of standards and features a large patio area, ideal for outdoor seating and dining furniture, with the centre of the garden laid with artificial grass - ideal for low maintenance. Completing this home is a garage driveway to the front providing off road parking.

Agents Notes

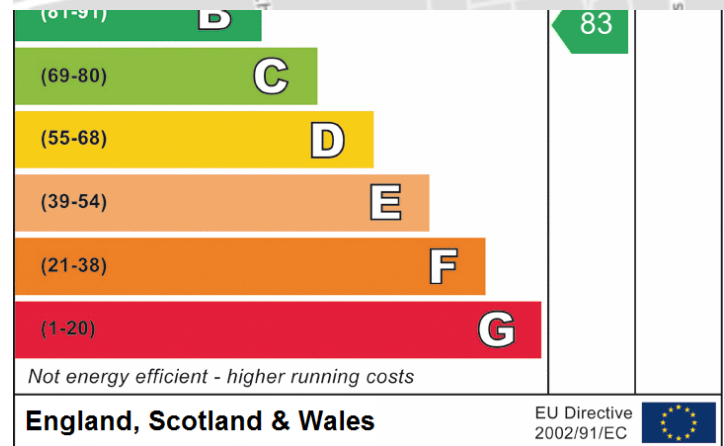
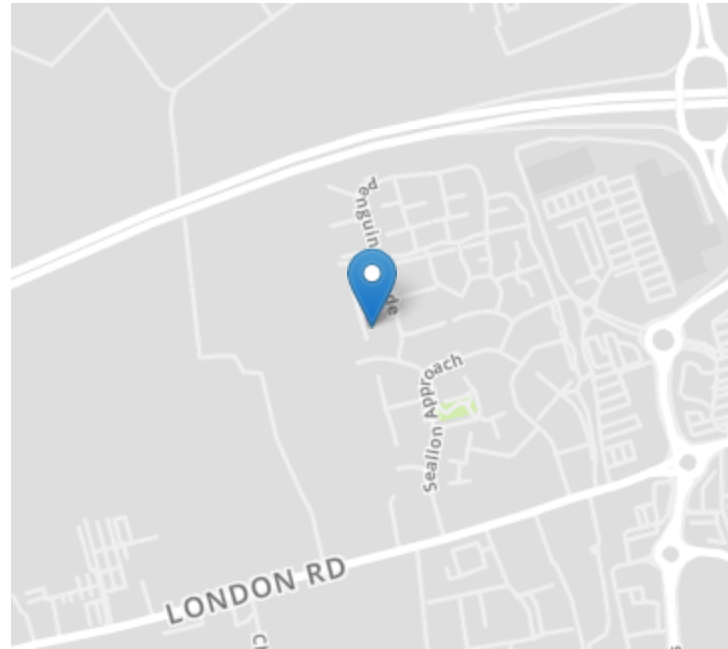
The sellers have advised us that due to moving overseas the property will be sold with a large amount of its contents, other than certain items and personal belongings, all of which will be specified at the stages of negotiation. We do strongly advise that all parties confirm the fixtures and fittings list with their appointed conveyancer at an early stage of their conveyance.

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.