



**2 bedroom  
Semi-Detached  
House located  
in Stanway.**

Guide Price  
£290,000 - £300,000

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**JOHN ALEXANDER  
ESTATE AGENTS**

# Penguin Parade

## Stanway

### Colchester

#### CO3 8BU



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## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE £290,000 to £300,000 \*\*\*

NO ONWARD CHAIN

Built in 2019 this well-presented two-bedroom, two-bathroom semi-detached home in a sought-after Stanway location. Features include a modern Kitchen/Diner, spacious lounge, en-suite to master, private rear garden, and off-road parking. The property is close to local amenities, schools, and A12 access.

### STEP INSIDE

Step through the double-glazed entrance door into the hallway, where stairs rise to the first floor and doors lead to the cloakroom, fitted with a low-level WC, wash hand basin,

The lounge, measuring 14'8" x 10'8", is bright and welcoming with a front-facing double-glazed window and under-stairs storage cupboard.

At the rear of the property, the modern kitchen/diner spans 14'10" x 8'5" and features double-glazed doors opening onto the garden. It features high-gloss white cabinetry that gives the room a sleek and bright appearance, complemented by grey granite countertops. space for a fridge/freezer and washing machine, integrated dishwasher, oven with four-ring gas hob and extractor, stainless steel sink and drainer.

Upstairs, the landing connects to two bedrooms and the family bathroom. Bedroom One measures 10'8" x 9'7" with access to a stylish en-suite with a single shower cubicle, low-level WC, wash hand basin. Bedroom Two is a generous 13'10" x 7'0"

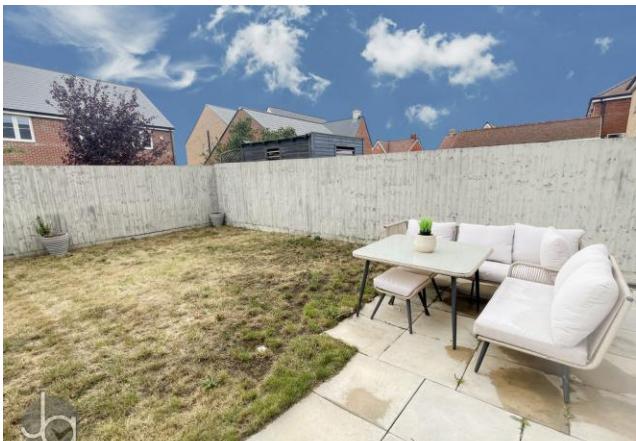
The contemporary family bathroom is fitted with a panel-enclosed bath, low-level WC and wash basin.

### STEP OUTSIDE

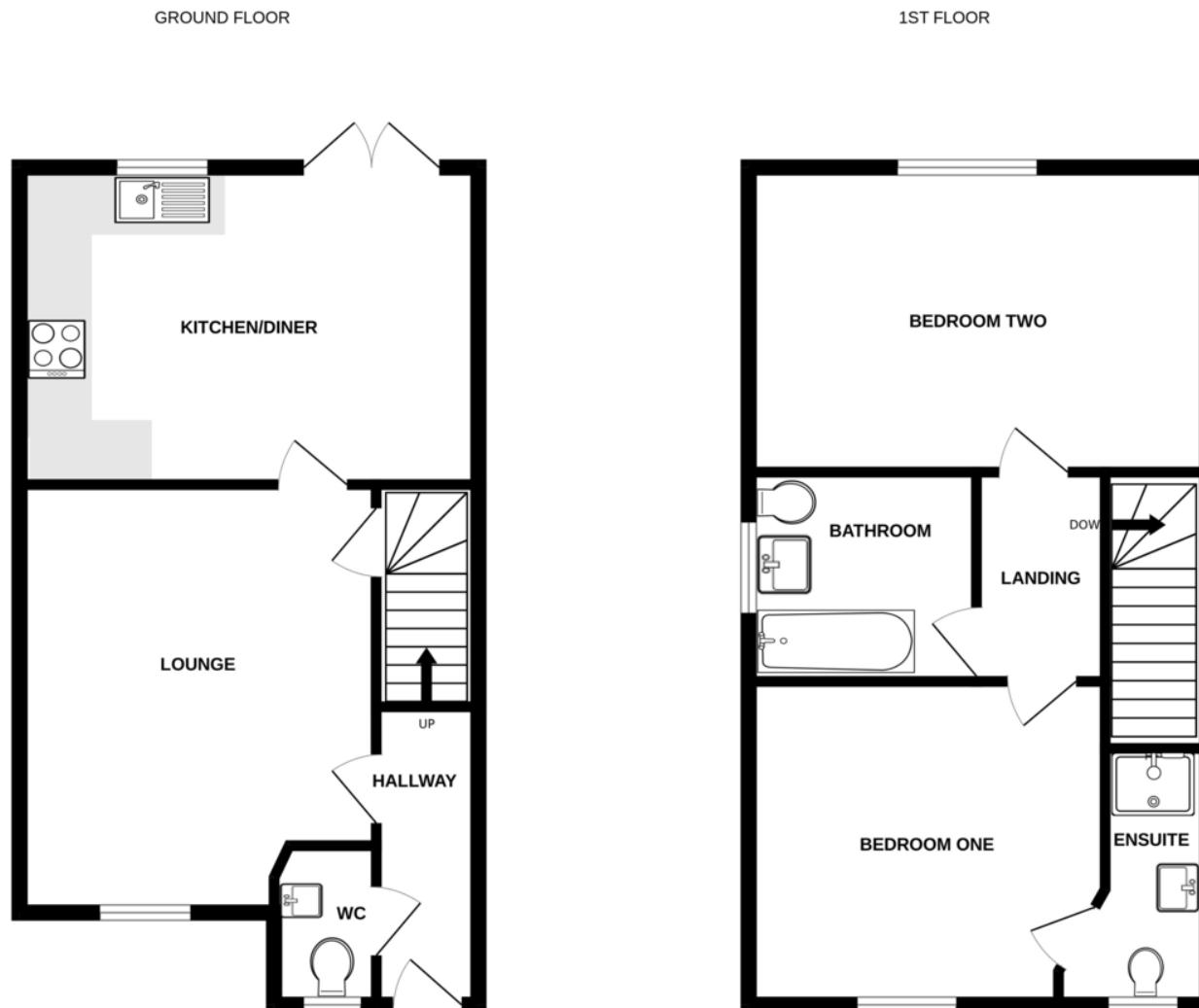
To the rear, the private garden offers a mix of lawn and patio, ideal for outdoor enjoyment. A standout feature is the bespoke wooden bar area, creating the perfect setting for summer gatherings or evening drinks. The garden is fully enclosed with fencing, offering both privacy and security.

### THE LOCATION

Penguin Parade offers a fantastic blend of suburban comfort and convenience. The property is ideally located within easy reach of a range of local amenities, including supermarkets, retail parks, restaurants, and well-regarded primary and secondary schools. Excellent transport links are nearby, with quick access to the A12, making it perfect for commuters travelling to London, Chelmsford, or Ipswich. Colchester city centre and Colchester North train station are also just a short drive away, offering further shopping, dining, and direct rail services. This location combines a peaceful residential setting with everything you need close by.



## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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