

**oakheart**



**£300,000**

Guide Price

Penguin Parade, Stanway, Colchester

Guide Price: £300,000 – £325,000

Built in 2019, this modern two-bedroom detached home offers thoughtfully designed accommodation, off-road parking, and the added benefit of a recently installed large outbuilding with electricity (available by negotiation). Ideal for first-time buyers, downsizers, or investors, the property combines contemporary living with practicality.

The ground floor features a welcoming entrance hallway with a convenient cloakroom/WC, leading through to a well-proportioned living room that provides a comfortable space to relax. To the rear, the kitchen diner is

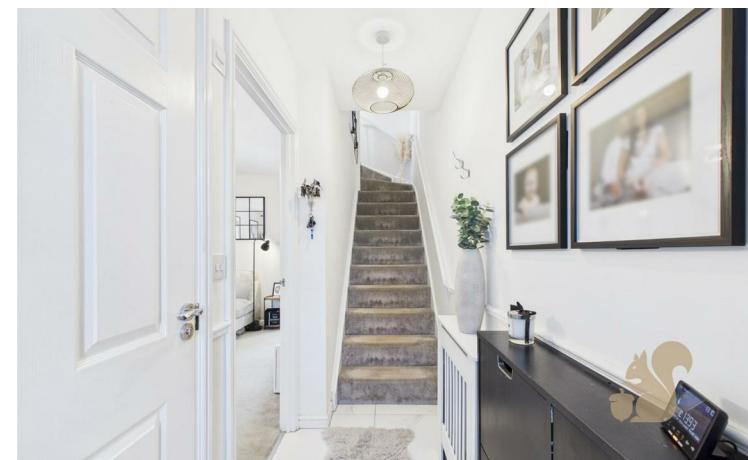
thoughtfully laid out with ample worktop and storage space, enjoying direct access to the garden via double doors, creating a bright and functional area ideal for everyday living and entertaining.

Upstairs, the first floor comprises two bedrooms, both of which are well-sized and offer flexibility for use as a principal bedroom, guest room, or home office. The accommodation is completed by a modern family bathroom finished to a contemporary standard, along with an en-suite shower room.

Externally, the property benefits from a driveway to the right-hand side, providing off-road parking for two large vehicles or three smaller cars. To the

rear, the garden offers a private outdoor space and includes a large (3m x 4m) newly constructed outbuilding with power, ideal for use as a home office, gym, studio, or additional storage, subject to negotiation.

Location-wise, Penguin Parade is exceptionally well positioned for convenience and connectivity. The property is located just a short distance from the A12, offering excellent road links towards Ipswich, Chelmsford, and London. Tollgate Retail Park is nearby, providing a wide range of shops, supermarkets, restaurants, and leisure facilities. For commuters, Marks Tey railway station is easily accessible, offering direct services to London Liverpool Street, while Colchester city centre is also within easy reach.











Ground Floor



Floor 1



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Local Authority:

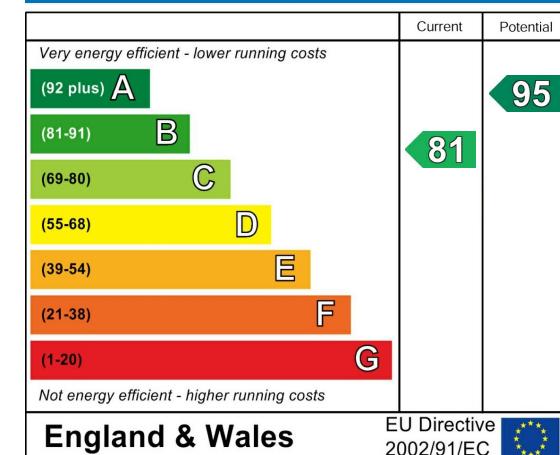
Tenure:  
Freehold

Council Tax Band:

Approximate total area<sup>(1)</sup>

59 m<sup>2</sup>  
636 ft<sup>2</sup>

### Energy Efficiency Rating



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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