



**Kenyon Close, Stratford St. Mary, Colchester, CO7 6LJ**



**welcome to**

**Kenyon Close, Stratford St. Mary, Colchester**

This stunning, detached home boasts four good-sized bedrooms, a beautiful, extended living room, a large kitchen/diner, a utility room/study, a ground floor cloakroom, 1st floor bathroom and en suite, a garage and communal parking. COMPLETE ONWARD CHAIN!



### Entrance Hall

14' 4" x 6' 4" ( 4.37m x 1.93m )

Tiled flooring, an oak door, one radiator and an understairs storage space.

### Coat Cupboard

5' 1" x 3' 4" ( 1.55m x 1.02m )

A door leading to the cloakroom and tiled flooring.

### Cloakroom

5' 7" x 2' 7" ( 1.70m x 0.79m )

Low level WC, wash hand basin, tiled flooring and extractor fan.

### Living Room

31' 7" x 12' ( 9.63m x 3.66m )

Beautiful, long sweeping room with a glazed bay window to the front, with seating options, an extended sun room to the rear with French doors leading to the garden and adjacent floor to ceiling windows, allowing in ample natural light, two radiators, engineered oak flooring, a fitted wood burner with brick base and surround, TV point and tiled flooring in the sun room.

### Kitchen/Diner

23' 9" x 10' 1" ( 7.24m x 3.07m )

Stunning kitchen/diner with French doors leading to the garden, double glazed window to the front, tiled flooring throughout, two white vertical wall hung radiators and a large, wraparound granite breakfast bar, perfect for entertaining. The kitchen itself benefits from eye and base level units in wood with granite worktop surfaces, a butler sink with chrome mixer tap and an instant hot and filtered water tap, a water softener, a sunken pot store with Neff induction hob and extractor hood, two integrated Neff oven's, a microwave and a warming tray, an integrated dishwasher and washing machine, space for an American fridge/freezer, tiled splashback throughout and ample storage space.

### Study/Office

8' 4" x 6' 7" ( 2.54m x 2.01m )

Spacious room with a glazed door leading to the garden, an oak glazed door leading to the kitchen, double glazed window to the rear, tiled flooring, a wall mounted gas fired boiler, a fitted desk and partially clad walls. Currently used as a study but was previously a utility room.

### First Floor Landing

An airing cupboard, carpet flooring and loft hatch.

### Master Bedroom

15' x 10' 9" max ( 4.57m x 3.28m max )

Dual aspect double glazed windows overlooking the green to the front, carpet flooring, one radiator, a full wall of fitted wardrobes, fitted floor to ceiling shelving, a vanity unit, wall hung lights and a door leading to the en suite.

### En Suite

6' 9" x 3' 9" ( 2.06m x 1.14m )

Enclosed WC with matching vanity sink and chrome mixer tap, a double shower with glass enclosure and tiled splashback, a black heated towel rail, double glazed window to the side, shaver point and fully tiled walls and flooring.

### Bedroom Two

12' x 11' ( 3.66m x 3.35m )

Double glazed window to the front, carpet flooring, one radiator and a built in wardrobe over the stairs.

### Bedroom Three

12' 7" x 10' 4" max ( 3.84m x 3.15m max )

Double glazed window to the rear, carpet flooring, one radiator and an open fitted wardrobe with fitted rails.

### Bedroom Four

10' 9" x 8' 3" ( 3.28m x 2.51m )

Double glazed window to the rear, carpet flooring and one radiator.

### Bathroom

7' 4" x 7' ( 2.24m x 2.13m )

A P shaped Jacuzzi bath with power shower, glass screen and waterfall showerhead, an enclosed WC, a bidet, pedestal wash hand basin, shaver point, a white heated towel rail, fully tiled walls and flooring and a tiled alcove.

### Outside:

#### Front Garden

Beautiful frontage with a lawned area, a pathway leading to the front door, shrubs, well-stocked flower beds, a power point and a side access gate leading to the rear garden.

#### Rear Garden

South-East facing, fully paved rear garden with shingle areas, many raised flower beds with curved borders, a fully enclosed border, multiple seating areas including one to the side of the property, which is well-shaded, three to the rear of the property and one near the garage, a side access gate, an outside tap, light and power point and access to the garage/garden room via sliding doors. This garden is the perfect afternoon sun trap!

#### Garage/Garden Room

17' x 8' 4" ( 5.18m x 2.54m )

A partially glazed roof, sliding doors, floor to ceiling double glazed windows to the side, heavy duty tiled flooring, power, light, a separate fuse box and barn style door to the rear.



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## Kenyon Close, Stratford St. Mary, Colchester

- Complete onward chain
- Ground floor cloakroom, 1st floor bathroom & en suite
- Beautiful living room, extended to the front & rear
- Large kitchen/diner
- Utility room/study

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

guide price

**£475,000 - £500,000**



Please note the marker reflects the  
postcode not the actual property

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