



**4 bedroom  
Detached  
house located  
in Stanway.**

Guide Price  
**£425,000 - £425,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Centaury Close Stanway Colchester CO3 0SF



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1,566 sq ft

## FULL DESCRIPTION

### OVERVIEW

\*GUIDE PRICE £425,000 to £450,000\*

We are delighted to present this spacious four-bedroom family home, benefitting from a garden room, office, and utility room, set in a quiet cul-de-sac within the popular West Colchester area of Stanway.

### STEP INSIDE

The entrance hallway leads to the stairs to the first floor, a ground floor cloakroom and the generously sized dual aspect living room. The living room has bi-fold doors into a garden room and a doorway into the well appointed kitchen. The contemporary kitchen features underfloor heating, a hot tap, microwave, two electric ovens, a five ring gas hob and a variety of wall and base units. The kitchen leads on to a large utility room and office.

Upstairs features four good-sized bedrooms, all able to accommodate a double bed, as well as a family bathroom.

The property benefits from 16x solar panels (4KW) and an EV Charging Point

### Room Sizes:

Living Room 21'6" x 11'5"

Kitchen 14'3" (max) x 11'3"

Utility room 20'3" x 6'11"

Office 11'6" x 9'6"

Garden Room 19'9 x 9'5

Bedroom One 11'9 (max) x 11'10

Bedroom Two 11'10 x 8'2"

Bedroom Three 9'5" x 8'3"

Bedroom Four 9'5 x 6'11

### STEP OUTSIDE

There is a driveway for multiple vehicles leading to an integral garage and a gated covered side passage through to the rear garden. The rear garden has a powered shed, patio and lawned area

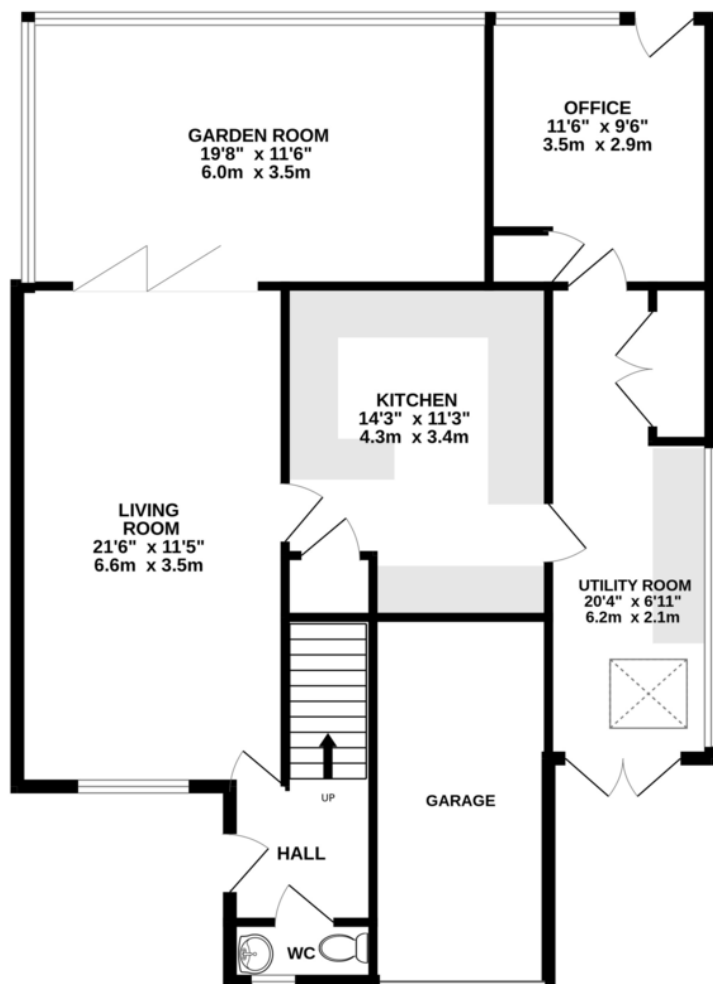
### LOCATION

Centaury Close is a quiet cul-de-sac situated in the sought after Stanway area in West Colchester. Offering nearby access to good schools (both public and private), the A12, Stanway's multiple retail parks and two mainline train stations.

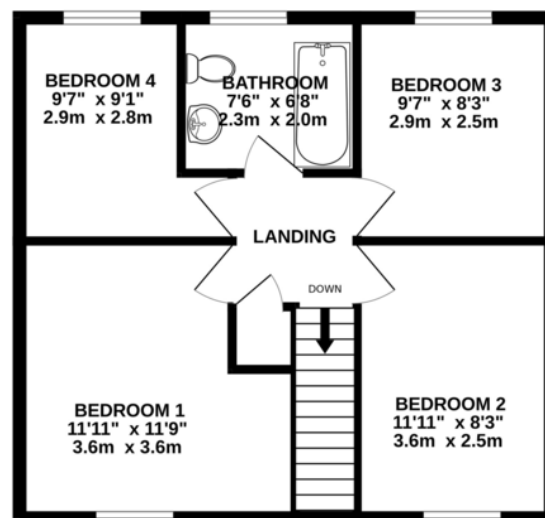


## FLOORPLAN

GROUND FLOOR  
1078 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 sq.m.) approx.

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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## DIRECTIONS

### CONTACT

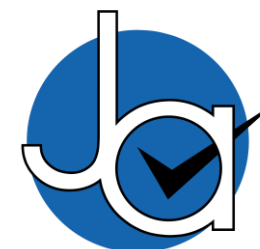
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