



**Kirk Way, Colchester, CO4 5ZN**

**welcome to**

## **Kirk Way, Colchester**

This modern semi detached town house is situated on the north side of Colchester, offering excellent access to local shops, amenities, popular schools, general hospital, the A12 and Colchester's mainline train station with direct links to London Liverpool Street in around 50 minutes.





**This beautifully presented semi detached house is situated on a quiet road and is ideally situated for access to transport links such as the A12, amenities and schools. The property offers modern and spacious accommodation arranged over three storeys and is ideal for the growing family.**

**Ground floor accommodation comprises entrance hall with stairs leading to first floor, cloakroom and spacious, light and airy open plan lounge/kitchen/diner with recently fitted kitchen and doors leading onto the garden.**

**The first floor offers three good size bedrooms and a modern family bathroom with white suite.**

**The top floor offers a spacious master bedroom with built-in wardrobes and modern spacious en suite shower room.**

**Externally there is a low maintenance enclosed rear garden, as well as car port and parking.**

#### **Entrance Door To:**

#### **Entrance Hall**

Tiled floor, radiator, under stairs cupboard, stairs to first floor, doors to:

#### **Cloakroom**

Low level w.c., wash hand basin, radiator, tiled floor.

#### **Lounge / Diner / Kitchen**

28' 8" max x 19' 2" max ( 8.74m max x 5.84m max )  
L-shaped room, two radiators, tiled floor, upvc double glazed window to front, upvc double glazed window and French doors to rear. Recently fitted kitchen comprising range of base and eye level units, work surfaces, inset sink and drainer unit, plumbing and space for washing machine and dishwasher, integrated microwave and oven/grill, induction hob, boiler cupboard, space for fridge/freezer, ceiling spotlights.

### **First Floor Accommodation**

#### **Landing**

Radiator, airing cupboard, carpet, stairs to second floor, doors to:

#### **Bedroom Two**

13' 3" x 11' ( 4.04m x 3.35m )

Radiator, carpet, built-in wardrobes, upvc double glazed window to rear.

#### **Bedroom Three**

12' 8" x 11' ( 3.86m x 3.35m )

Upvc double glazed window to front, radiator, carpet.

#### **Bedroom Four**

9' 8" x 7' 10" ( 2.95m x 2.39m )

Upvc double glazed window to rear, radiator, carpet.

#### **Bathroom**

Vinyl flooring, panel enclosed bath with shower over, low level w.c., wash hand basin, part tiled walls.

### **Second Floor Accommodation**

#### **Master Bedroom**

13' 5" x 11' 1" ( 4.09m x 3.38m )

Upvc double glazed window to front and velux skylight window to rear, laminate flooring, three integrated wardrobes, two radiators, door to:

#### **En Suite Shower Room**

Shower cubicle, wash hand basin, low level w.c., heated towel rail, laminate flooring, loft access, part tiled walls, velux skylight window.

#### **Outside**

The property benefits from rear garden which is laid to astro turf, all enclosed by panel fencing.

There is a car port and parking.



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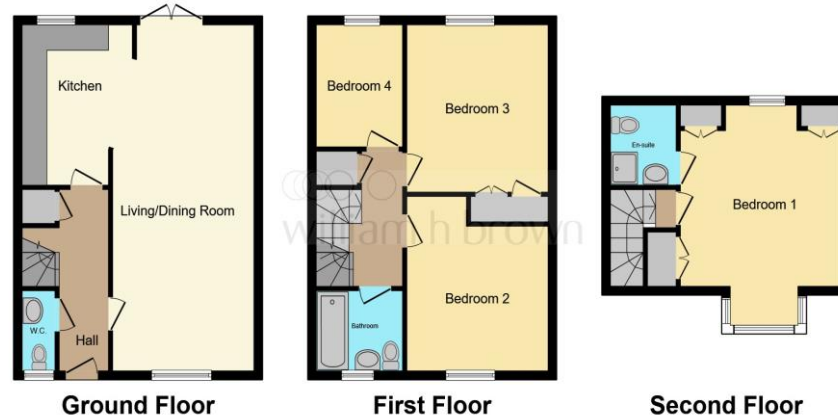


## welcome to Kirk Way, Colchester

- Modern Three Storey Town House
- Spacious Living Accommodation
- Four Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Enclosed Rear Garden
- Car Port & Parking
- Close To Transport Links, Amenities & Schools

Tenure: Freehold EPC Rating: C

offers in excess of  
**£400,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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