



**Gladiator Way, Colchester, CO2 9PS**



**welcome to**

## **Gladiator Way, Colchester**

This well presented and spacious semi detached family home offers spacious and flexible accommodation throughout which is perfect for the growing family. The property is located on the south/west side of Colchester, offering excellent access to shops, amenities, schools and zoo.



**Early viewing is advised of this attractive bay fronted family home situated on the popular Gladiator Way.**

**Ground floor accommodation comprises entrance hall, cloakroom, living room, dining area, L-shaped kitchen and utility room.**

**The first floor offers master bedroom with en suite shower room, two further bedrooms and a family bathroom.**

**Externally there is a lovely enclosed rear garden, off road parking and garage.**

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

#### **Entrance Hall**

Stairs to first floor with cupboard under, wood effect flooring, upvc double glazed window to side, radiator, doors to:

#### **Cloakroom**

Wood effect flooring, low level w.c., wash hand basin, heated towel rail, upvc double glazed window to front.

#### **Lounge**

13' 6" max into bay x 10' 7" ( 4.11m max into bay x 3.23m )  
Upvc double glazed bay window to front, feature fireplace, radiator, carpet.

#### **Dining Area**

10' 6" x 8' 8" ( 3.20m x 2.64m )  
Wood effect flooring, radiator, leading to:

#### **Kitchen**

20' 3" max x 17' 7" max ( 6.17m max x 5.36m max )  
L-shaped room with range of base and eye level units, roll edge work surfaces, inset sink and drainer unit, integrated microwave + oven + fridge/freezer, built-in dishwasher, two velux skylight windows, upvc double glazed French doors to rear, two radiators, door to:

#### **Utility Room**

5' 3" x 2' 6" ( 1.60m x 0.76m )  
Wood effect flooring, space for washer/dryer, upvc double glazed windows to front and rear and door to side.

#### **First Floor Accommodation**

#### **Landing**

Carpet, loft access, airing cupboard, upvc double glazed window to side, doors to:

#### **Bedroom One**

10' 6" max x 8' 10" max ( 3.20m max x 2.69m max )  
Upvc double glazed window to front, built-in wardrobe, radiator, carpet, door to:

#### **En Suite**

Wood effect flooring, shower cubicle, low level w.c., wash hand basin, upvc double glazed window to side.

#### **Bedroom Two**

9' 3" max x 8' 8" max ( 2.82m max x 2.64m max )  
Upvc double glazed window to rear, built-in wardrobe, radiator, carpet.

#### **Bedroom Three**

10' 3" x 6' 6" ( 3.12m x 1.98m )  
Upvc double glazed window to front, radiator, built-in storage, carpet.

#### **Bathroom**

Wood effect flooring, panel enclosed bath with shower over, low level w.c., wash hand basin, heated towel rail, upvc double glazed window to rear.

#### **Outside**

There is a lawned area to the front of the property with side access gate to rear garden. The driveway provides off road parking and gives access to the Garage.

The rear garden is laid to lawn with patio and shingle areas, summer house and shed, all enclosed by panel fencing and brick wall.



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## Gladiator Way, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom & Utility Room
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Off Road Parking & Garage

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

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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Property Ref:  
CCS120601 - 0002

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