



**Gavin Way, Highwoods, COLCHESTER CO4 9FZ**



**welcome to**

**Gavin Way, Highwoods, COLCHESTER**

A charming THREE BEDROOM TERRACED HOUSE is WELL PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated on the EVER POPULAR HIGHWOODS ESTATE the property is ideal for LOCAL SCHOOLS, shops, HIGHWOODS COUNTRY PARK, Colchester North Station and the A12/A120.



### Entrance

The property is entered via the front door with obscure double glazed insets leading to:

### Hallway

Built-in understairs cupboard, radiator, inset spotlights, engineered oak flooring, stairs rising to the first floor and doors leading to;

### Living Room

18' 4" x 9' 6" ( 5.59m x 2.90m )

Double glazed French doors opening onto the rear garden flanked with double glazed windows, two radiators and engineered oak flooring.

### Dining Room

8' 10" x 7' 10" ( 2.69m x 2.39m )

Double glazed window to the front aspect, radiator and engineered oak flooring.

### Kitchen

9' 4" x 7' 10" ( 2.84m x 2.39m )

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, inset spotlights and tiled flooring.

### Cloakroom

Obscure double glazed window to the rear aspect, low level WC, pedestal wash hand basin with mixer tap, tiled splashbacks, radiator and tiled flooring.

### First Floor Landing

Double glazed window to the rear aspect, access to the loft (part boarded with a loft ladder), built-in airing cupboard (housing the water tank) and doors

leading to;

### Bedroom One

11' 8" into wardrobes x 11' 2" ( 3.56m into wardrobes x 3.40m )

Double glazed window to the front aspect, twin built-in wardrobes, radiator and a door leading to:

### En-Suite Shower Room

Obscure double glazed window to the front aspect, shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator, extractor fan, inset spotlights and part tiled walls.

### Bedroom Two

11' 2" x 9' 10" max ( 3.40m x 3.00m max )

Double glazed window to the front aspect and a radiator.

### Bedroom Three

8' 4" x 6' 6" ( 2.54m x 1.98m )

Double glazed window to the rear aspect and a radiator.

### Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head, pedestal wash hand basin, low level WC, radiator, extractor fan, inset spotlights and part tiled walls.

### Rear Garden

The privately enclosed rear garden is mainly laid to lawn with a paved patio area, flower beds and vegetable patch to the rear, external tap and access to the garage.

### Garage

24' x 9' ( 7.32m x 2.74m )

The garage can be reached via the shared access road (adjacent to the neighbouring property) with an up-and-over door to the front, part double glazed side door (for access from the garden) and power/lighting connected.

### Parking

There is also an allocated parking space provided directly in front of the garage.



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## Gavin Way, Highwoods COLCHESTER

- Three Bedroom Family House
- En-Suite to the Master Bedroom
- Kitchen and Dining Room
- Attractive Rear Garden
- Garage and Allocated Parking Space

Tenure: Freehold EPC Rating: C

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109164 - 0008

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