



Kirk Way, Colchester, CO4 5ZN

welcome to

Kirk Way, Colchester

£350,000-£375,000 GUIDE PRICE Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED TOWNHOUSE provides GENEROUS FAMILY ACCOMMODATION. Situated in the POPULAR MYLAND AREA the property is ideal for LOCAL SCHOOLS, various 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:

Entrance Hall

Built-in understairs cupboard, radiator, tiled flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Low level WC, corner sink with mixer tap, tiled splashbacks, radiator, extractor fan and tiled flooring.

Living Room

16' x 10' 4" (4.88m x 3.15m)

Double glazed window to front aspect, vertical designer radiator, additional radiator, tiled flooring and open access to:

Kitchen / Dining Room

19' 2" x 12' 8" max (5.84m x 3.86m max)

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, contemporary kitchen (fitted 2023) comprising; one-and-a-half bowl sink and drainer with mixer tap inset to the work top, brick patterned tiled splashbacks, extensive range of wall and floor mounted matching cupboards and drawers (housing the boiler - installed 2025), integral fridge and freezer, built-in electric double oven with four-ring induction hob and cooker hood over, plumbing for a washing machine and dishwasher, inset spotlights and tiled flooring.

First Floor Accommodation Landing

Built-in airing cupboard (housing the water cylinder), radiator, stairs rising to the second floor and doors leading to;

Bedroom Two

13' 4" x 11' (4.06m x 3.35m)

Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Three

12' 10" x 11' (3.91m x 3.35m)

Double glazed window to the front aspect and a radiator.

Bedroom Four

9' 10" x 8' (3.00m x 2.44m)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

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

Second Floor Accommodation

Bedroom One

19' into dormer x 11' max (5.79m into dormer x 3.35m max)

Double glazed dormer window to the front aspect, double glazed skylight window to the rear aspect, triple built-in wardrobes, two radiators, laminate flooring and a door leading to:

En-Suite Shower Room

Double glazed skylight window to the rear aspect, walk-in double shower cubicle with aqua boarding, adjustable shower head/mixer tap and waterfall shower head over, wash hand basin with mixer tap and cupboards under, low level WC, heated towel rail, shaver point, extractor fan, loft access and part tiled walls.

Rear And Side Gardens

The rear and side gardens areas are mainly laid to artificial grass with a paved patio area, external tap and gated access to the side for easy access to the car port and parking space.

Car Port And Parking Space

There is an undercover car port and allocated parking space providing off road parking (via the access road to the side of the neighbouring property).



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welcome to Kirk Way, Colchester

- Four Double Bedrooms
- Semi-Detached Family House
- En-Suite to the Master Bedroom
- Stylish Kitchen/Dining Room (fitted 2023)
- Boiler/Heating System (installed 2025)

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

guide price

£350,000-£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109544 - 0006

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