



Gordian Walk, Colchester, CO4 9YJ

welcome to

Gordian Walk, Colchester

This exceptional MID-TERRACE HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated on the SOUGHT-AFTER HIGHWOODS ESTATE 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 part double glazed front door leading to:

Cloakroom

Low level WC, corner sink, tiled splashbacks, radiator and extractor fan.

Living Room

12' 4" x 10' 2" max (3.76m x 3.10m max)

Double glazed window to the front aspect, radiator with decorative cover and open access to:

Kitchen / Breakfast Room

17' 2" x 10' 6" (5.23m x 3.20m)

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, extensive range of grey high-gloss wall and floor mounted matching cupboards and drawers (housing the Glow Worm boiler), integral fridge, freezer and dishwasher, built-in electric oven with four-ring induction hob and cooker hood over, built-in microwave, wine chiller, central island with breakfast bar and white high-gloss cupboards, built-in understairs cupboard and laminate flooring.

Landing

Access to the loft, built-in airing cupboard (with shelving and housing the water tank), radiator and doors leading to;

Bedroom One

13' 4" x 9' 10" (4.06m x 3.00m)

Double glazed window to the rear aspect and a radiator.

Bedroom Two

9' 10" x 9' 10" max (3.00m x 3.00m max)

Double glazed window to the front aspect and a radiator.

Bedroom Three

7' 8" x 7' (2.34m x 2.13m)

Double glazed window to the rear aspect and a radiator.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and adjustable shower head with mixer tap, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear, external tap and further access via the rear gate (for the shared pathway leading to the parking area).

Parking

There are two allocated parking spaces provided in the neighbouring car parking area (which can also be accessed via the shared pathway to the rear of the property).



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welcome to

Gordian Walk, Colchester

- Three Bedrooms
- Modern Mid-Terrace House
- Stylish Kitchen/Breakfast Room
- Bathroom and Cloakroom
- Attractive Rear Garden

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ107896 - 0003

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