



Kirk Way, Colchester

A spacious and versatile four-bedroom, three-storey semi-detached townhouse with a garage, generous kitchen/diner, two en-suites, and a low-maintenance sunny garden - ideal for modern family living.

Guide price £375,000

Kirk Way

Colchester, CO4



- 4 Bedrooms
- Ground floor WC
- Garage access from garden
- Guide Price £375,000 - £400,000
- Spacious Kitchen/Diner with French doors to the garden
- 2 Ensuites
- Garage and private parking
- Bright sitting room
- Low maintenance garden
- Side foot access to the rear

The Property

On the ground floor, you are welcomed by an entrance hall leading into a bright sitting room at the front of the house. To the rear, the large kitchen/diner is the heart of the home, opening directly onto the garden through French doors, making it ideal for entertaining and family gatherings. A convenient WC completes this level.

Moving up to the first floor, you'll find three bedrooms, all well-proportioned and versatile in use, two doubles and one single. This floor also benefits from a family bathroom and an en-suite shower room in one of the bedrooms, offering flexibility for guests or older children.

The second floor is dedicated to the main bedroom suite, creating a private retreat with generous proportions, fitted storage and its own en-suite bathroom.

The Outside

The rear garden is designed for easy maintenance with artificial grass, while still offering space for outdoor seating, planting, and play. A side gate provides handy access, and the separate garage adds both parking and storage options.

The Area

Nestled in the sought-after neighbourhood of Mile End, Colchester, this property offers the perfect blend of suburban living and modern convenience. Known for its family-friendly charm, the area boasts a welcoming community atmosphere and is surrounded by everything you need for a comfortable lifestyle.

Top-rated schools are within easy reach, making this location ideal for families. Local shops, supermarkets, and healthcare facilities ensure everyday essentials are close at hand. For those who love the outdoors, nearby parks and green spaces provide the perfect setting for strolls, picnics, and playtime with the kids.

Just a short journey away, the Colchester town centre beckons with its vibrant array of shops, restaurants, and cultural landmarks, including the historic Colchester Castle. Commuters will appreciate the excellent transport links, with Colchester North Station offering direct rail services to London, and the A12 providing seamless road connections.

Further Information

Tenure - Freehold

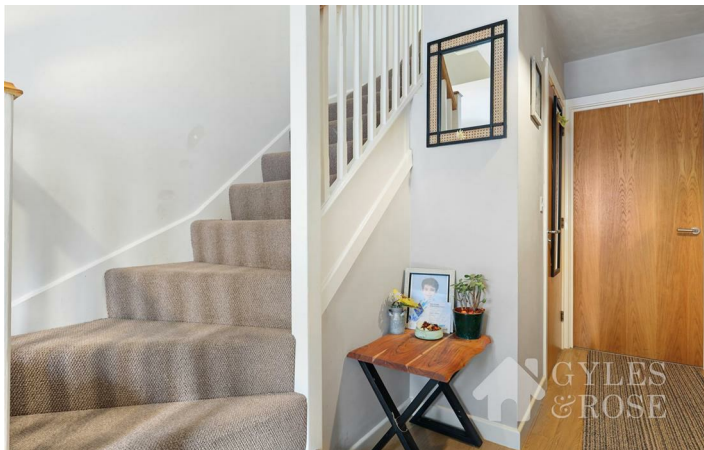
Council Tax: Colchester Band D

Construction: Brick

Mains water, gas, electricity and sewerage.

Seller position: Need to find an onwards purchase

Please note: The garage is leasehold, approx 105 yrs, with an annual charge.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

