



DAVID MARTIN
GROUP

Kingfisher Way

Kelvedon, Colchester, CO5 9NS

Guide Price £525,000-£550,000

EPC Rating 'c'

- DETACHED HOME
- LARGE DRIVEWAY
- DOUBLE GARAGE
- WALKING DISTANCE TO KELVEDON TRAIN STATION



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Property Description

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This well-presented four-bedroom detached home offers generous and versatile living space, ideal for modern family life. The ground floor features a bright and welcoming lounge, a flexible study/playroom, and a stunning open-plan kitchen/dining/family room—perfect for entertaining or relaxed everyday living. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en-suite, along with a modern family bathroom serving the remaining rooms.

Externally, the property boasts a low-maintenance rear garden, a double garage, and ample off-road parking, ensuring both practicality and comfort. Situated in a highly sought-after area, this home is just a short walk from Kelvedon train station, making it ideal for commuters. It's also within walking distance of well-regarded primary schools and close to Kelvedon's bustling High Street, offering a range of shops, cafes, and amenities.

This is a fantastic opportunity for families looking for space, convenience, and a welcoming community.



ENTRANCE HALL

Enter via double glazed front door, leading into entrance hall with stairs rising to first floor, under stair cupboard beneath.

CLOAKROOM

Window to side aspect, wash hand basin, WC

LOUNGE

15' 10" x 12' 8" (4.83m x 3.86m) Spacious lounge, window to front aspect and feature fireplace.



STUDY

8' 10" x 6' (2.69m x 1.83m) Window to front aspect.

KITCHEN/DINER/FAMILY TOOM

26' x 19' 3" (7.92m x 5.87m) A bright and spacious open-plan kitchen/diner featuring two double glazed windows to the rear, an additional window in the dining area, and French doors to the side. Three Velux skylight windows flood the space with natural light.

The modern fitted kitchen offers a stylish range of wall and base units with work surfaces incorporating a sink and drainer. Integrated appliances include an oven, hob with extractor fan above, fridge/freezer, dishwasher, and washing machine-perfectly blending functionality with contemporary design.



UPSTAIRS

LANDING

Door to;

BEDROOM 1

12' 9" x 12' 9" (3.89m x 3.89m) Window to front aspect, built in wardrobes, door leading to;

ENSUITE

Window to side aspect, Shower cubicle, WC Wash hand basin inset to vanity unit, Heated towel rail.



BEDROOM 2

12' 4" x 10' 1" (3.76m x 3.07m) Two windows to front aspect.

BEDROOM 3

10' x 8' 1" (3.05m x 2.46m) Window to rear aspect



BEDROOM 4

9' 6" x 9' 5" (2.9m x 2.87m) Window to rear aspect.

BATHROOM

Half tiled suite, comprising of a panel bath, wash hand basin and WC, obscure window to rear aspect.

OUTSIDE

FRONT

Large paved driveway to the left of the property providing ample parking, leading into double garage. There is also a side gate providing access to the rear.



DOUBLE GARAGE

16' 9" x 16' 6" (5.11m x 5.03m) Double up and over door, there is power connected and a side door providing access into the rear garden,

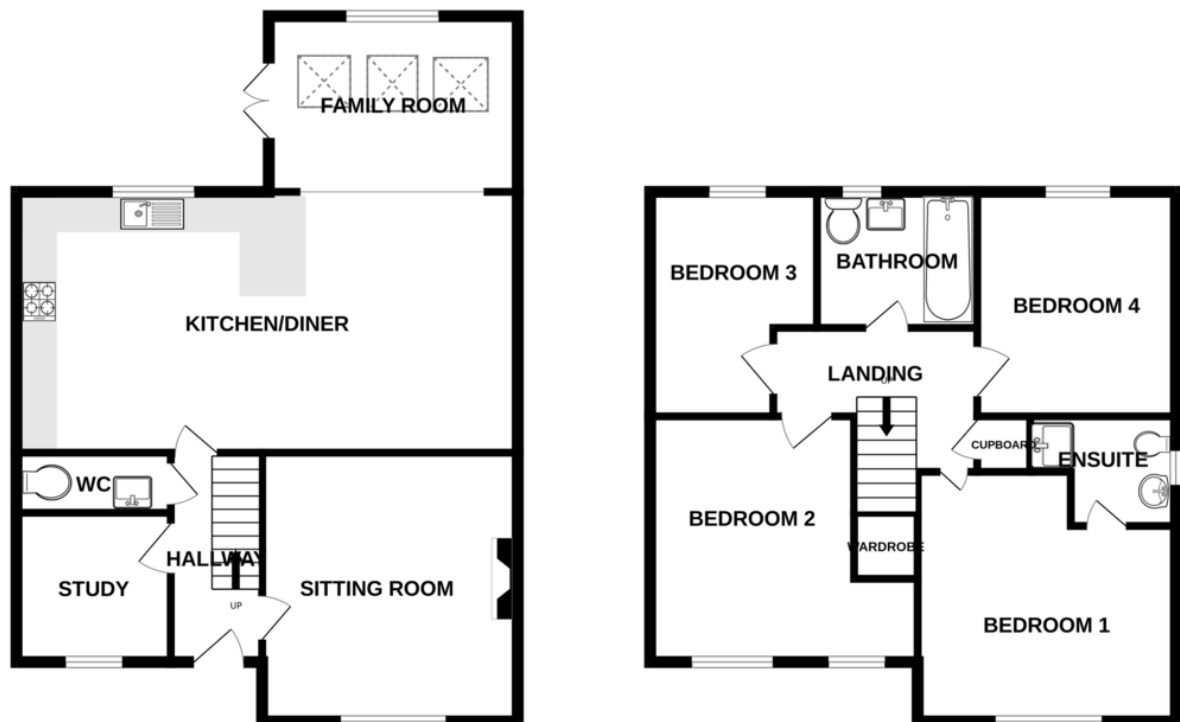
REAR GARDEN

Low maintenance rear garden comprising of a patio area, the rest is mainly laid to lawn with plant and shrub borders.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements