



## Kingfisher Way

Colchester, CO5 9NS

**Guide Price £450,000**

Freehold  
Tax Band: D



Located on a **GENEROUS CORNER PLOT** and offering a **PERFECT OPPORTUNITY TO EXTEND** is this link detached home, boasting an **IMPRESSIVE 24' LOUNGE DINER** and a **LARGE FRONTAGE** that extends to the side, garage (with potential to extend over), driveway parking and spacious rear garden... ideal for a wraparound extension! Further offering an entrance hall, shower room/wc, fitted kitchen, **UTILITY ROOM**, family wet room, and **THREE GOOD-SIZED BEDROOMS**. Located in this sought-after turning, within **WALKING DISTANCE TO KELVEDON'S MAINLINE STATION**, local schooling and amenities. Contact Hamilton Piers to view today!



# Kingfisher Way, Colchester, CO5 9NS

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Stairs to first floor, storage cupboard, entrance door to front, laminate flooring.

### SHOWER ROOM/WC:

Obscure double glazed window to front, tully tiled shower enclosure, towel radiator, low level wc, wash basin, tiled floor.

### LOUNGE / DINER: 24'7" x 11'11" > 9'2"

An impressive sized reception room with Double glazed window to front, wall mounted fireplace, two radiators.

### KITCHEN: 11'5" x 8'11"

Double glazed window to rear, door to side, range of wall and base units, worktop with sink inset, oven and hob, space for fridge freezer.

### UTILITY ROOM: 10'2" x 7'10"

Space for washing machine, tumble dryer and fridge freezer, boiler to wall, tiled flooring, door to garage and garden.

walk in shower, wash hand basin, low level wc, radiator.

## EXTERIOR:-

### FRONT GARDEN, GARAGE & DRIVEWAY:

Corner plot with lawned front garden, driveway parking, garage with up and over door. Space to extend, stpp.

### REAR GARDEN:

Corner plot garden with ample space to extend to the side and rear, mainly laid to lawn, block paved patio area, metal storage shed, gated side access, space to extend, stpp.

## AGENTS NOTES:

Contact Hamilton Piers to view.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Loft access, airing cupboard.

### BEDROOM ONE: 13'9" x 12'2" > 9'10"

Double glazed window to front, radiator.

### BEDROOM TWO: 11'2" x 10'8"

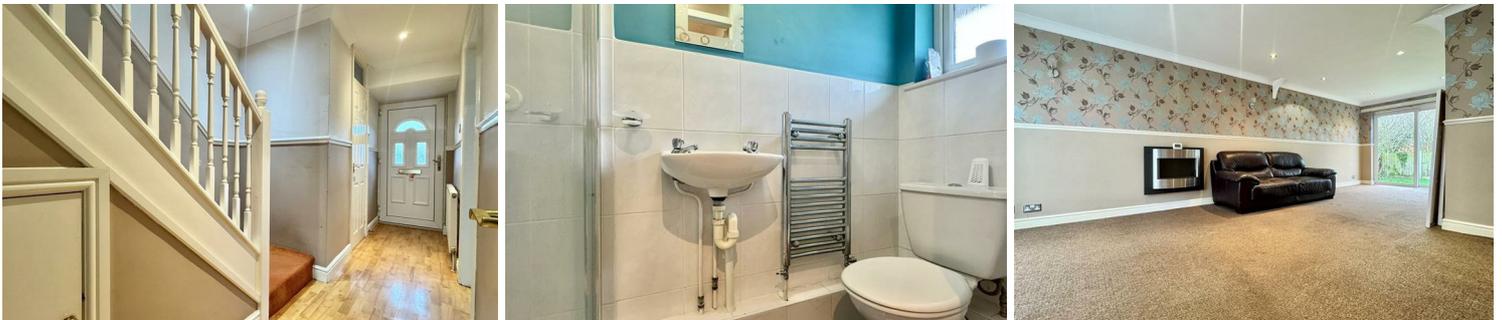
Double glazed window to rear, radiator.

### BEDROOM THREE: 8'5" x 7'6"

Double glazed window to front, radiator.

### FAMILY WET ROOM:

Obscure double glazed window to rear, wet room setup with



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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