



**90 Gavin Way, Highwoods, Colchester, Essex. CO4 9FF.**

A substantial and stunning five bedroom link-detached residence occupying a sizeable plot in the sought after Highwoods district to the North of Colchester, offering excellent access to the A12, Hospital, North Station and superb schools. This fabulous home has been altered, upgraded and vastly improved by the current owners, creating a stylish and contemporary home featuring an array of exceptionally spacious accommodation spread over three floors. An impressive reception hall is the focal point from which a 19' living room, a cloakroom and a truly magnificent 29' open plan, bright and airy kitchen/dining space can be found, complete with a utility room.



- An Impressive Extended Link-Detached Residence
- Five Generous Bedrooms
- Three Luxury Re-Fitted Bathrooms
- 29ft Open Plan Kitchen/Dining/Family Room
- 19ft Lounge
- Generous Accommodation Over Three Floors
- Garage And Parking

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# Property Details.

## Ground Floor

### Entrance Hall

With radiator, stairs rising to first floor, doors to;

### Lounge



19' 7" x 11' 2" (5.97m x 3.40m) With double glazed French doors to rear, double glazed window to front, two radiators, TV point.

### WC

Fully tiled with close coupled WC, radiator, wash hand basin.

### Kitchen/Dining/Family Room



29' 7" x 11' 10" (9.02m x 3.61m) An excellent entertaining space offering double glazed window to front and rear, Vaulted ceiling with two Velux windows, two radiators, tiled flooring with heating under, a fitted kitchen boasting matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, breakfast bar, integrated dishwasher, integrated tall fridge and tall freezer, gas De Longhi range cooker with extractor hood over, spotlights, open to utility room.

### Utility Room

With double glazed door to rear, integrated washing machine, eye level and base units, under stairs storage cupboard.

## First Floor

### First Floor Landing

With stairs to second floor and doors to;

### Master Bedroom



19' 8" x 11' 6" (5.99m x 3.51m) With double glazed window to front and rear, two radiators, door to;

### En-Suite Bedroom



With obscure window to rear, heated towel rail, fully tiled, close coupled WC, wash hand basin, double shower cubicle.

# Property Details.

## Bedroom Two



11' 4" x 9' 6" (3.45m x 2.90m) With double glazed window to rear, radiator.

## Bedroom Five

9' 10" x 7' 6" (3.00m x 2.29m) With double glazed window to front, radiator.

## Family Bathroom



With double glazed obscure window to front, fully tiled offering a three piece suite to consist of a wash hand basin, close coupled WC, panelled bath with shower over.

## Second Floor

### Second Floor Landing

With Velux window, eaves access and doors to;

## Bedroom Three



14' 8" x 11' 3" (4.47m x 3.43m) With double glazed window to rear, Velux window to front, radiator, built in wardrobe.

## Bedroom Four

14' 8" x 8' 10" (4.47m x 2.69m) With double glazed window to rear, Velux window to front, radiator, built in wardrobe.

## Shower Room

With obscure window to rear, heated towel rail, fully tiled, wash hand basin, shower cubicle, close coupled WC.

## Outside

### Rear Garden



The rear garden is enclosed by fencing and offers gated side access and a large shed. The garden has been landscaped and offers a decking area suitable for outdoor dining and entertaining.

### Garage & Parking

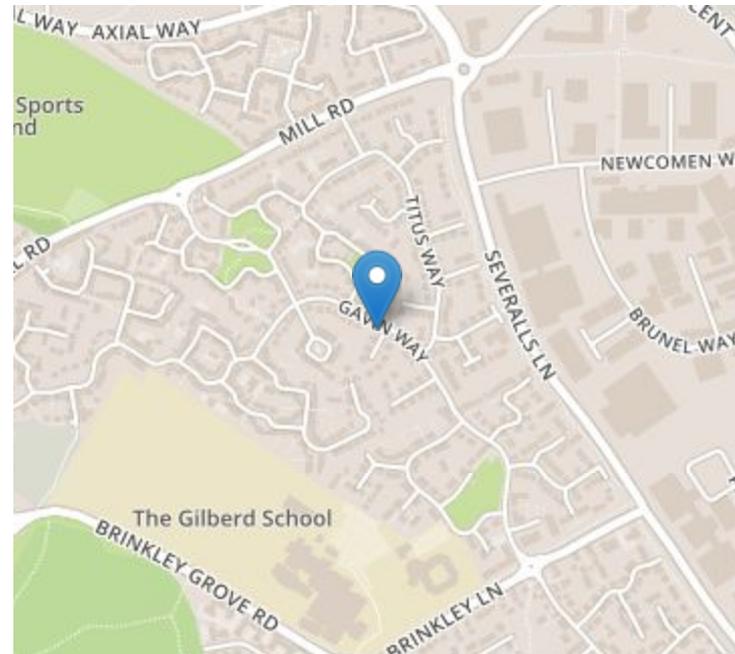
Located to the rear of the property is the garage and the parking space.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.