



- An Excellent Four Bedroom Detached Family Home
- Popular Myland Location - Close To An Array Of Excellent Schooling & Amenities
- Ground Floor Cloakroom
- Large & Inviting Reception Room
- Dining Room
- Fitted Kitchen
- Utility Room
- Four Well-Proportioned Bedrooms
- En-Suite To Master Bedroom
- First Floor Family Bathroom
- Garage, Garden & Parking

## 73 Gavin Way, Myland, Colchester, Essex . CO4 9FF.

An excellent example of a four bedroom detached family home, occupying a favourable position to the North of Colchester in the popular district of Myland. A substantial property that offers generous reception and bedroom space throughout and is ideal for the modern-day expanding family. This home is within moments of The Gilbert Secondary School, recently granted 'Outstanding' status by OFSTED and therefore proving to be one of the best comprehensive secondary schools in the Colchester district. It is also conveniently positioned within walking distance of Highwoods Square – home to a Tesco Extra Store, doctors/dentist surgery, post office and also served by an excellent bus network into Colchester's vibrant and historic city centre. Colchester's eagerly anticipated Northern Gateway is moments away, soon to be home to a premium health club, cinema and an array of restaurants and leisure facilities.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, inset under-stairs storage, stairs to first floor, radiator, doors and access to:

### Ground Floor Cloakroom

Window to side aspect, W.C., wash hand basin, radiator

### Reception Room



18' 11" x 11' 5" (5.77m x 3.48m) Bay window to front aspect, window to side aspect, feature fireplace, communication points, x2 radiators

### Dining Room



11' 0" x 8' 11" (3.35m x 2.72m) Doors to rear aspect (leading to rear garden), radiator, access to:

## Kitchen



11' 0" x 9' 5" (3.35m x 2.87m) Window to rear aspect, a range of base and eye level fitted units with work surfaces over and drawers under, inset sink, drainer and mixer tap over, inset four ring gas hob with extractor fan over and double oven, space and plumbing under-counter for dishwasher, tiled splashback, breakfast bar with space for stalls under, radiator, access to:

### Utility Room

9' 0" x 5' 3" (2.74m x 1.60m) Window to side aspect and glazed door to side aspect (leading to rear garden), fitted eye level units, with drawn and cupboards under with worksurfaces over, space undercounter for additional appliances, radiator, wall mounted gas boiler

## First Floor

### Landing

Stairs to ground floor, loft access above, airing cupboard, radiator, door and access to:

### Master Bedroom



17' 0" x 10' 2" (5.18m x 3.10m) Window to front aspect, radiator, benefitting from fitted wardrobes, radiator, access to:

# Property Details.

## En-Suite Shower Room



Window to side aspect, shower cubicle, W.C., wash hand basin, radiator

## Bedroom Four



7' 1" x 6' 7" (2.16m x 2.01m) Window to side aspect, radiator

## Bedroom Two



11' 4" x 8' 10" (3.45m x 2.69m) Window to rear aspect, radiator

## Family Bathroom



Window to side aspect, panelled bath, shower cubicle, W.C., wash hand basin, radiator

## Bedroom Three



9' 10" x 8' 0" (3.00m x 2.44m) Window to rear aspect, radiator

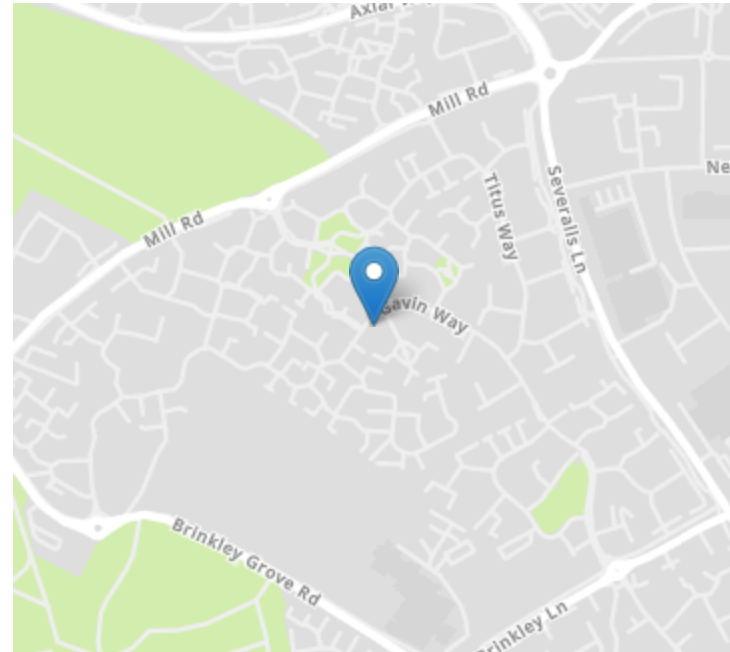
## Outside, Garden, Garage & Parking

Outside, its vendors enjoy a private and enclosed rear garden, the ideal place for peaceful reflection and al-fresco dining in the summer. A central area is predominately laid to lawn and enclosed by panel fencing, whilst a secure side gates leading to a private driveway, offering off road parking in tandem style on a private driveway. A large, detached garage is enhanced with full power. There is also the benefit of an awning.

# 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.