



- Detached Town House
- Four Double Bedrooms With En-Suite To Master
- Kitchen/Diner With Fitted Appliances
- Flexible Accommodation Over Three Floors
- Family Bathroom And Cloakroom
- Carport And Allocated Parking
- North Colchester, Easy Access To Colchester's North Station & A12
- Gilberd School Catchment

59 Kirk Way, Colchester, Essex. CO4 5ZN

Offered to the market in good condition throughout is this four double bedroom detached town house located to the North of Colchester with excellent access to the A12, Severalls Business Park, Highwoods country park and Colchester's North train station with links to London Liverpool Street. Conveniently positioned within Gilberd School catchment this spacious home would be ideal for the growing family.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, doors to:

Cloakroom

Low level WC, wash hand basin, radiator.

Lounge



16' 3" x 9' 10" (4.95m x 3.00m) Double glazed window to front, double glazed French doors to side, radiator.

Kitchen/Diner



16' 2" x 9' 5" (4.93m x 2.87m) Double glazed windows to front, side & rear aspects, matching range of wall and base level units, work surfaces with inset sink and drainer, four ring gas hob with extractor hood over, two ovens, plumbing for dishwasher, radiator. Door to:

Utility Room

6' 6" x 4' 5" (1.98m x 1.35m) Wall and base level units

First Floor

Landing

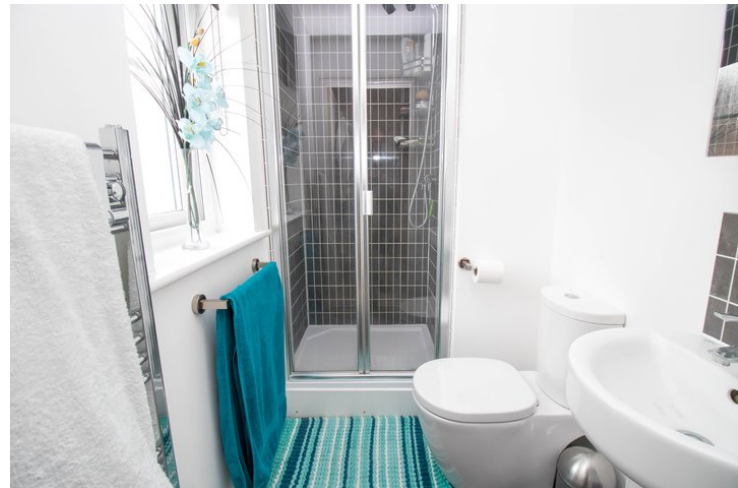
Double glazed window to front aspect, radiator, airing cupboard

Bedroom One



16' 3" max x 10' max (4.95m max x 3.05m max) Double glazed windows to front and side Aspects, two built-in wardrobes, radiator.

En-Suite



Obscure double glazed window to rear, shower cubicle, pedestal wash hand basin, low level w.c.

Property Details.

Bedroom Two



10' 5" max x 9' 10" max (3.17m max x 3.00m max) Double glazed window to side, radiator, built-in wardrobe.

Family Bathroom



Obscure double glazed window to front, panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., radiator.

Second Floor

Second Floor Landing

Radiator, velux window to front aspect.

Bedroom Three



11' 8" max + door recess x 10' 1" (3.56m max + door recess x 3.07m) Double glazed window to front, loft access, radiator, sloping ceiling.

Bedroom Four

11' 8" + door recess x 9' 10" (3.56m + door recess x 3.00m) Double glazed window to front, radiator, sloping ceiling.

Garden



Fully fenced with gated access leading to the carport, patio leading to area of lawn.

Parking

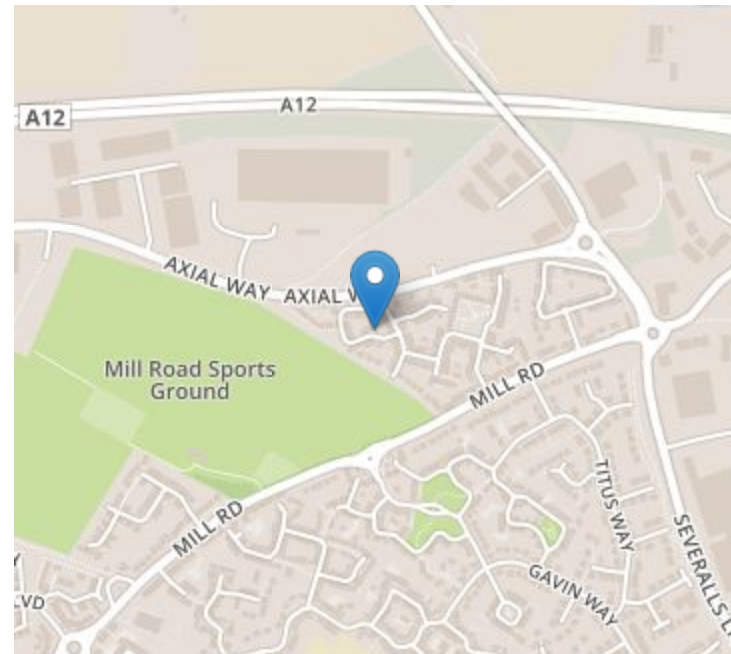
Carport with additional off road parking

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.