



Hakewill Way, North Station, Colchester, CO4 5FY

£387,500

FOUR BEDROOM FAMILY HOME WITHIN EASY WALKING DISTANCE OF COLCHESTER NORTH STATION. Beautifully fitted kitchen / dining room with solid Minerva work tops, integrated oven & microwave/grill, induction hob, "boiling water tap" and integrated dishwasher and full height fridge. Utility with fitted washing machine and freezer. The two principle bedrooms both have En-Suite shower rooms plus there is a family bathroom and ground floor cloakroom. The first floor sitting room has French doors opening onto a Juliet balcony. Car port for two cars (behind each other) and fully enclosed private garden with decking area. Gas central heating, UPVC double glazed windows.

Entrance Hall



Entrance door, fitted shoe cupboards and cloaks hooks, Amtico style flooring, double glazed window to the side

Kitchen / Breakfast Room

18'8" max x 13'7" max (5.71 max x 4.15 max)



Double glazed window the front fitted with plantation shutters. Beautifully fitted with an extensive range of contemporary wall and floor mounted units and solid Minerva work tops with one and half bowl sink unit with mixer tap plus "boiling water tap" over. Built-in Bosch electric oven and separate microwave / combination oven / grill, four ring induction hob with chrome and glass extractor hood over, integrated dishwasher and full height fridge. Central unit comprising marble work surface / breakfast bar with cupboards beneath. Dining area by the window and generous breakfast space. Amtico style flooring, one traditional and one vertical radiator, digital room thermostat and heating control.

Utility

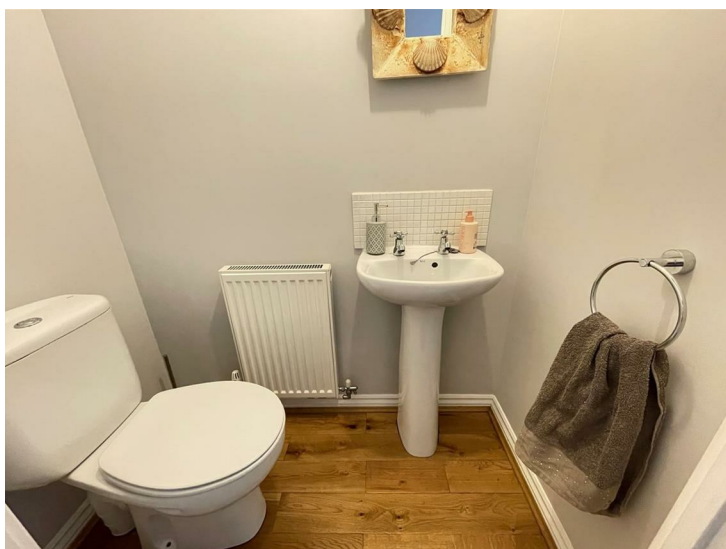
6'11" x 5'2" (2.11 x 1.58)



Composite double glazed door to the rear, built-in cupboards and work surface area, brand new integrated washing machine and AEG freezer, Amtico style flooring.

Ground Floor Cloakroom

4'11" x 2'9" (1.52 x 0.84)



Low level WC, wash basin, radiator, extractor fan, wooden flooring

First Floor Landing

9'4" x 3'9" (2.85 x 1.16)



Double glazed window to the rear on the half landing.

Living Room

15'3" x 12'11" (4.67 x 3.94)



Double glazed French doors opening onto a Juliet balcony plus window to the front both fitted with plantation shutters, radiator

Bedroom Three

10'2" x 9'0" (3.10 x 2.75)



Double glazed window to the rear fitted with wooden Venetian blinds, radiator.

Bedroom Four / Study

12'10" x 7'5" (3.93 x 2.27)



Double glazed window to the front fitted with plantation shutters, presently used as a study the room is fitted with a desk and bookcase, radiator

Bathroom

10'2" max x 6'8" max (3.11 max x 2.05 max)



Double glazed window to the rear, paneled bath with shower over and glass shower screen, low level WC, pedestal wash basin, extractor fan, laminated wooden flooring

EnSuite

6'10" x 5'8" (2.10 x 1.75)



Double glazed Velux window to the rear. Tiled, corner shower cubicle with glass doors, vanity wash basin and low level WC. radiator, extractor fan, ceramic tiled floor.

Second Floor Landing

Built-in airing cupboard housing wall mounted gas boiler with storage

Bedroom One

12'7" x 10'6" (3.85 x 3.21)



Double glazed window to the front, built-in double wardrobe, radiator

Bedroom Two

12'7" x 10'2" (3.84 x 3.10)



Double glazed window to the front, range of fitted wardrobes and drawers, radiator

EnSuite

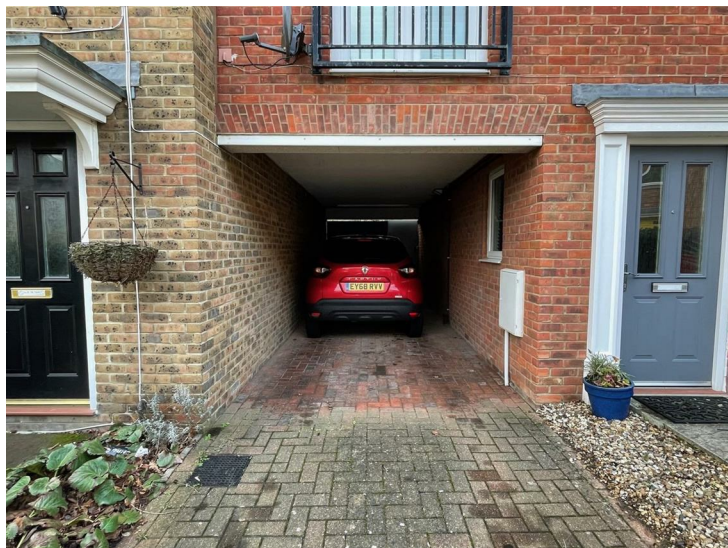
9'1" x 5'10" (2.78 x 1.78)



Double glazed Velux window to the rear. Corner shower cubicle with glass doors, pedestal wash basin and low level WC, radiator

Car Port

25'5" x 8'6" (7.76 x 2.6)



Covered parking area sufficient for two cars, one behind the other, light and gated access to the rear garden

Rear Garden

36 (10.97m)



Fully enclosed garden with decking and lawn areas and timber shed

MATERIAL INFORMATION

PLEASE NOTE: Structural alterations have been made to remove the internal wall on the ground floor between the kitchen and hallway/staircase to make the area open plan although no evidence of cracking or visible failure was noted here and whilst this was not a supporting wall, the removal of this wall has created a potential fire safety risk, without the wall, the staircase is not protected.

The vendors are currently having work taken out at the property to install a wall between the kitchen and hallway with a door for access into the kitchen this area will then no longer be open plan.

Colchester City Council.
Council Tax Band D.

Mains electricity, gas, water and drainage / sewerage are all connected.

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

We believe normal mobile phone coverage is available but please check with your supplier.

DISCLAIMER

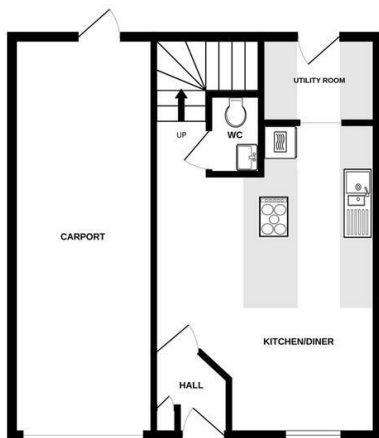
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ANTI MONEY LAUNDERING

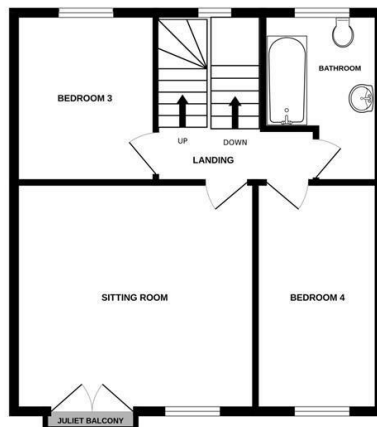
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on

our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks. This fee is non-refundable under any circumstances.

GROUND FLOOR



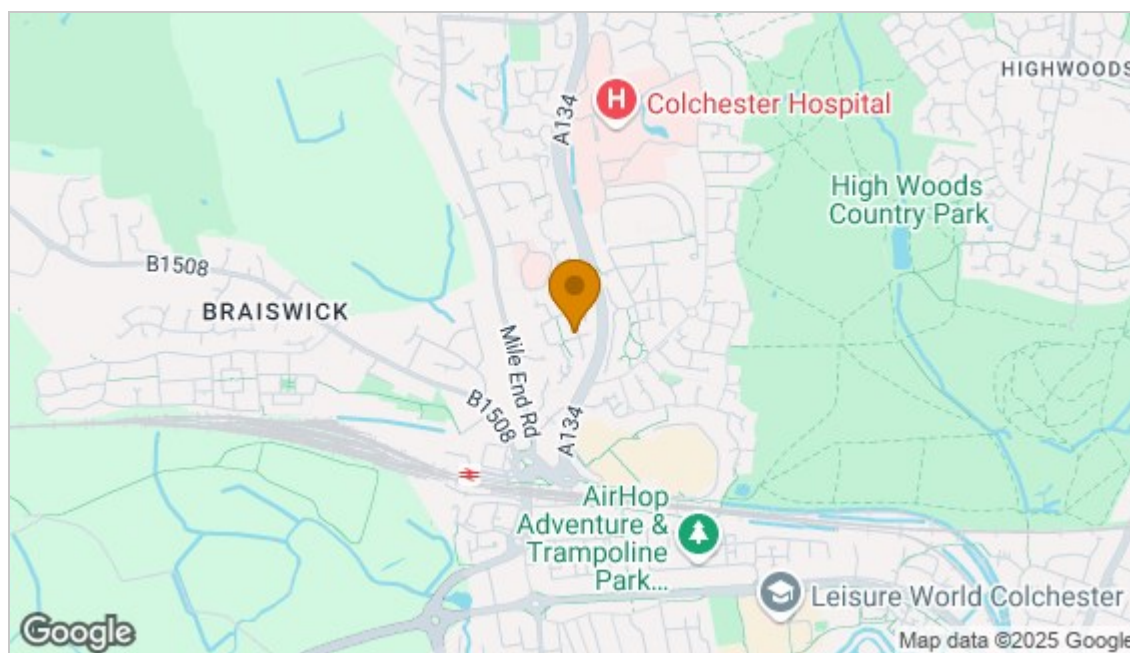
1ST FLOOR



2ND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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