



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. Open plan 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

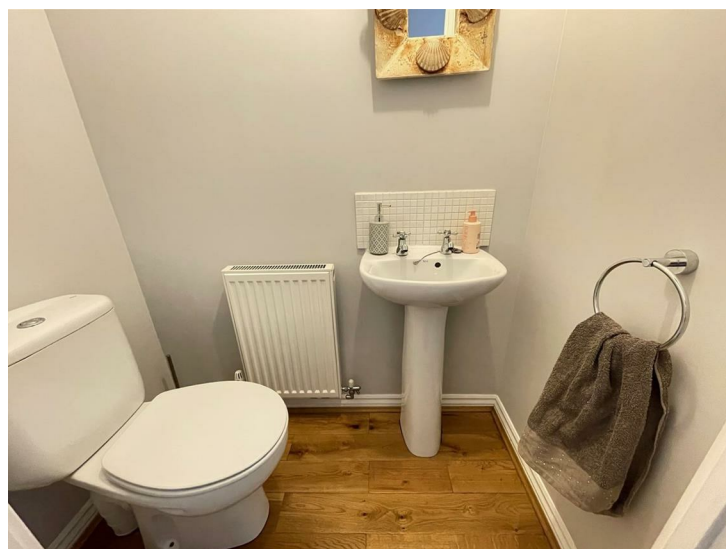
6'11" x 5'2" (2.11 x 1.58)



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

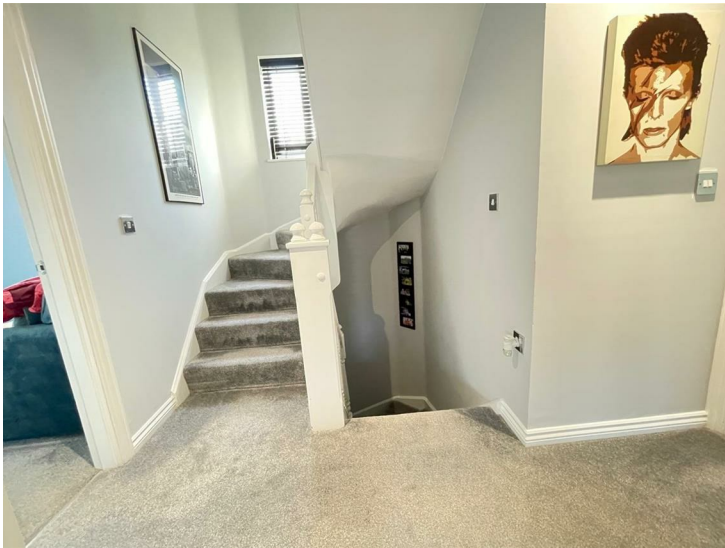
4'11" x 2'9" (1.52 x 0.84)



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

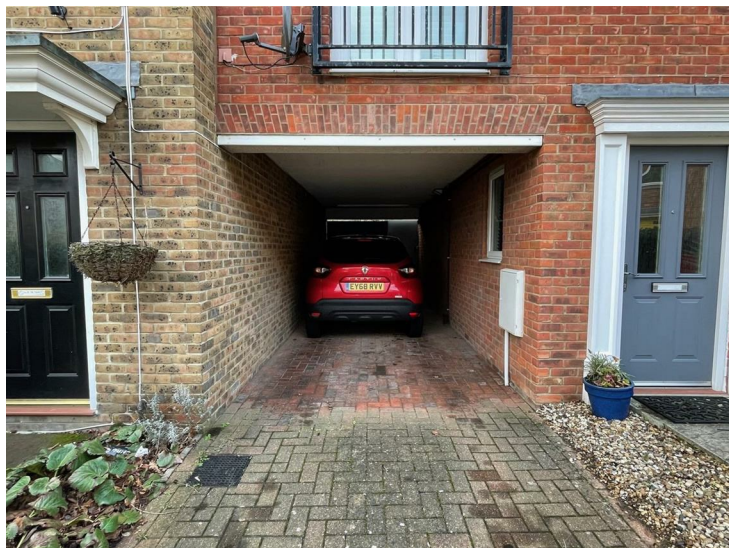
9'1" x 5'10" (2.78 x 1.78)



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

Colchester City Council.

Council Tax Band D.

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

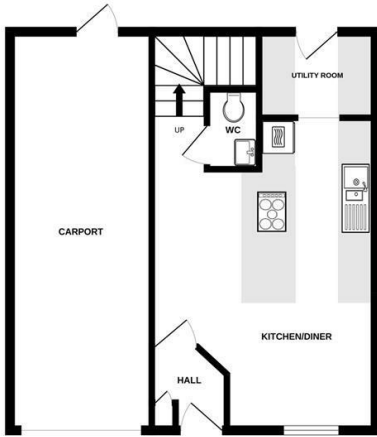
We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check: <https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

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

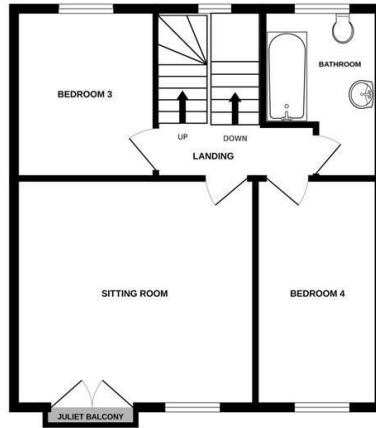
DISCLAIMER

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

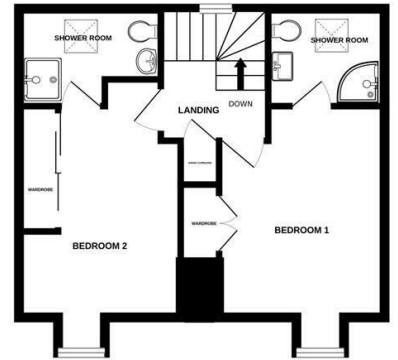
GROUND FLOOR



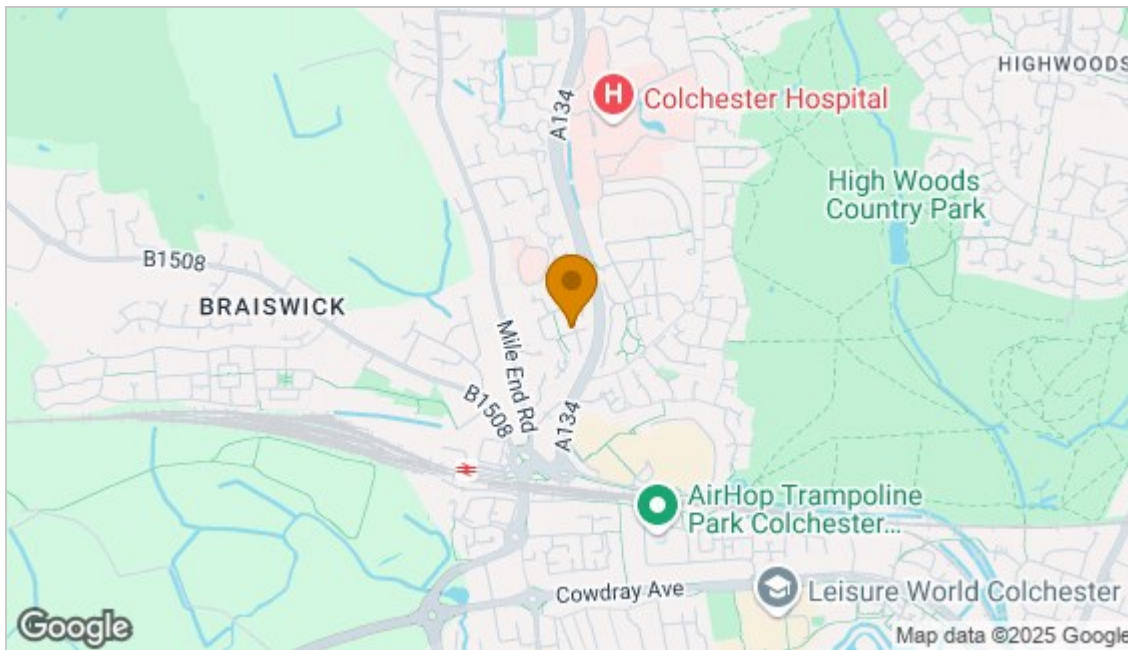
1ST FLOOR



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			
England & Wales		2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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