



## Gavin Way, Highwoods, Colchester

A spacious family home with versatile living/bedroom spaces to fit your needs. Within catchment of great schools and transport links.

£350,000

# Gavin Way

Highwoods, Colchester, CO4



- CHAIN FREE
- Quiet well-connected location
- Kitchen/diner
- 2 ensuites, family bathroom and WC
- Enclosed rear garden
- Separate Garage and parking

## The Property

Situated in the popular Highwoods area of Colchester, this beautifully arranged four-bedroom home spans across three floors, offering an ideal setting for growing families or anyone seeking a modern living space and comfort throughout.

The ground floor opens with a welcoming entrance hall leading straight to the kitchen diner. The kitchen has stylish wooden worktops and enjoys views over the garden with all the built in appliances you would need including a dishwasher, fridge/freezer and washing/dryer. The island brings extra functionality to the kitchen providing a space to eat, prepare food and store items. French doors open out onto the garden patio. The other downstairs room offers versatility and can serve as an extra bedroom, office, snug or a more formal dining area.

The first floor has a large living space suitable for an array of furniture and offers elevated views across the playing fields. The family bathroom and bedroom number 3 are on this level.

On the second floor you will find two double bedrooms, both equipped with ensuites adding practicality and privacy. They also have the added bonus of built in double wardrobes for convenience.

## The Outside

The garden is currently laid with artificial grass offering a low maintenance space to enjoy all year round.

The property also benefits from a separate garage providing secure storage or potential workshop space with off street parking.

## The Area

Situated to the north of Colchester, Gavin Way enjoys an enviable position that blends community convenience with natural surroundings.

Just moments away is Highwoods Country Park, a cherished local gem offering over 370 acres of open space, lakeside walks, woodlands, and wildflower meadows.

Families will also appreciate the catchment for the highly regarded Gilberd School, consistently praised for its academic excellence and strong community ethos, making this area particularly popular with those looking to settle in for the long term.

For commuters, access couldn't be easier. The A12 is just minutes away, providing swift connections to Chelmsford, Ipswich, and London. Colchester North Station is also easily reached, offering fast rail services to London Liverpool Street in under an hour, making Gavin Way a smart choice for professionals and hybrid commuters alike.

With a wealth of local amenities including supermarkets, leisure centres, cafés, and restaurants, as well as quick access to Colchester General Hospital and local bus routes, the area surrounding Gavin Way delivers on both lifestyle and location.

## Further Information

Tenure - Freehold

Council Tax - Colchester Band D

Property Construction - Brick

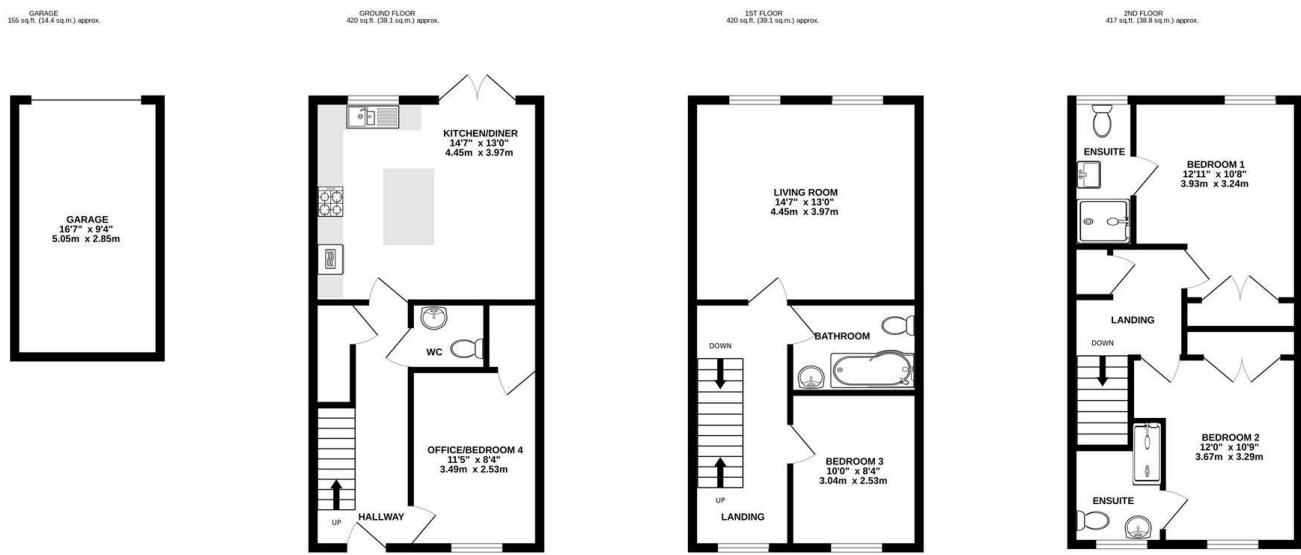
Water, sewage, gas and electricity Mains

Service Charge - c. £314 PA

Sellers position - Needs to find an onward purchase



## Floor Plan



**TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.**  
 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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
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