



# 5 bedroom Detached House located in Colchester.

Guide Price  
£500,000-£525,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# 2 Kirby Drive Colchester CO4 6BA

## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE of £500,000 - £525,000 \*\*\*

John Alexander are pleased to market this perfectly posited five bedroom detached family home. This beautiful three story property is situated close to the new Northern Gateway Site, Colchester Sports and Rugby Ground, the Park & Ride is also within easy reach along with A12 & A120 access. Colchester North Station railway station and Colchester General Hospital are also easily accessed from this side of Colchester City.

Property benefits include a kitchen/diner, utility room, study, cloakroom, lounge, two bathrooms, en-suite to master, enclosed rear garden, garage and parking.

### ENTRANCE HALL

Doors leading to:

### KITCHEN/DINER

25' 9" x 10' 3" (7.85m x 3.12m)

### LOUNGE

13' 6" x 12' 4" (4.11m x 3.76m)

### STUDY

6' 11" x 6' 5" (2.11m x 1.96m)

### UTILITY ROOM

19' 9" x 16' 3" (6.02m x 4.95m)

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

17' 3" x 9' 8" (5.26m x 2.95m)

### ENSUITE

### BEDROOM FOUR

10' 11" x 8' 5" (3.33m x 2.57m)

### BEDROOM FIVE

12' 1" x 8' 5" (3.68m x 2.57m)

### BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m)

### BEDROOM TWO

14' 2" x 12' 4" (4.32m x 3.76m)

### BEDROOM THREE

14' 2" x 9' 8" (4.32m x 2.95m)

### BATHROOM

6' 9" x 4' 6" (2.06m x 1.37m)

### OUTSIDE

To the front, there is a garage and driveway providing off road parking. To the rear, there is an enclosed garden, laid to lawn with patio area.

### AGENTS NOTE

There is a maintenance charge of £381 per annum



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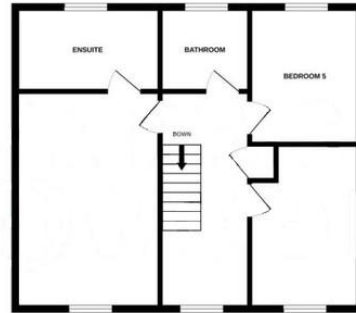


## FLOORPLAN

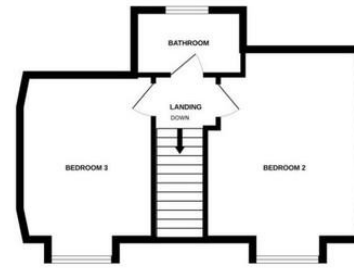
GROUND FLOOR



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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## DIRECTIONS

### CONTACT

**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

**E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)**

**T 01206 656007**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

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