



- Four Bedroom Detached Family Home
- Off Road Parking
- Stunning Gardens
- Well Presented And Maintained Throughout
- Two Reception Rooms
- Open Plan Kitchen /Dining Area
- En-suite And Bathroom
- Utility Room & Cloak Room
- Close To Shops And Amenities
- Home Office

23 Chaney Road, Wivenhoe, Colchester, Essex. CO7 9QZ.

This immaculate detached family home is positioned along a quiet road within the sought after town of Wivenhoe. Just minutes away from good schools, woodland walks, train station, waterfront quay and local amenities. Offering a generous garden of some 85ft, which has been loved by its current owners, and a stylish family kitchen this four bedroom home should tick all the boxes. With ground floor cloakroom, home office kitchen/breakfast room, utility room, lounge/diner, four bedrooms, en-suite to master, family bathroom, large garden, ample parking. Early viewings are strongly advised.



Property Details.

Ground Floor

Entrance Hall

With Karndean flooring, radiator, stairs rising to first floor with storage cupboard and drawers under, doors to.

Office



8' x 7' 8" (2.44m x 2.34m) Window to front, radiator.

Cloakroom

Window to side, A refitted suite to include, low level WC, vanity wash hand basin, radiator and Karndean flooring.

Living room



24' 1" x 12' 3" (7.34m x 3.73m) Window to front, patio doors to rear, feature fireplace, radiator, TV point.

Kitchen/Dining Room



17' 1" x 15' 1" (5.21m x 4.60m) Window to rear, French doors to rear, Karndean flooring, radiator, door to utility room, a range of fitted shaker style units and drawers with worktops over, inset one and half bowl sink and drainer, space for range cooker with extractor over, space for American style fridge/freezer, integrated dishwasher, matching eye level units, tiled splashbacks.

Utility Room

8' x 5' 9" (2.44m x 1.75m) Door to side, Karndean flooring, radiator, fitted unit with solid wood worktop over, inset sink, space for washing machine and tumble dryer, extractor.

First Floor

Landing

Loft access, cupboard and doors to.

Bedroom One



17' 8" x 8' 6" (5.38m x 2.59m) With large Velux window to rear, radiator and door to en-suite.

Property Details.

En-suite



Velux window to front, shower cubicle, bath, close couple Wc, wash hand basin, radiator, fully tiled suite.

Bathroom



Obscure window to front, close couple WC, pedestal wash hand basin, panel bath with shower over, tiled walls and heated towel rail.

Bedroom Two



11' 4" x 9' 10" (3.45m x 3.00m) Window to front, radiator and wardrobe.

Bedroom Three

10' 6" x 9' 10" (3.20m x 3.00m) Window to rear, radiator and wardrobe.

Bedroom Four

9' 1" x 8' 9" (2.77m x 2.67m) Window to rear and radiator, fully integrated floor to ceiling mirrored wardrobes.

Garden



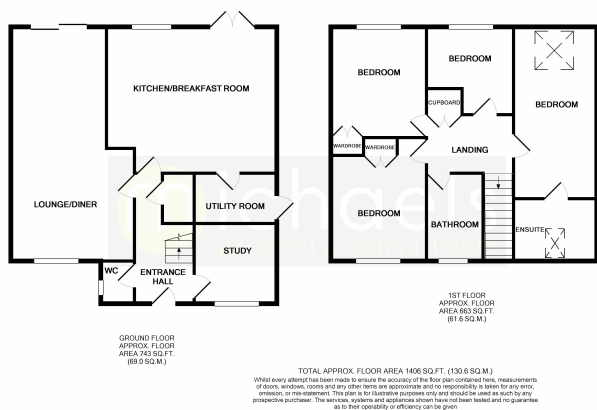
The garden as previously mentioned has been professionally designed and landscaped by its current owners. Fully enclosed by fencing, consisting of attractive borders, small trees, plants, large slabs creating a patio areas and the rest has been laid to lawn. There are two sheds that will remain with the house.

Parking

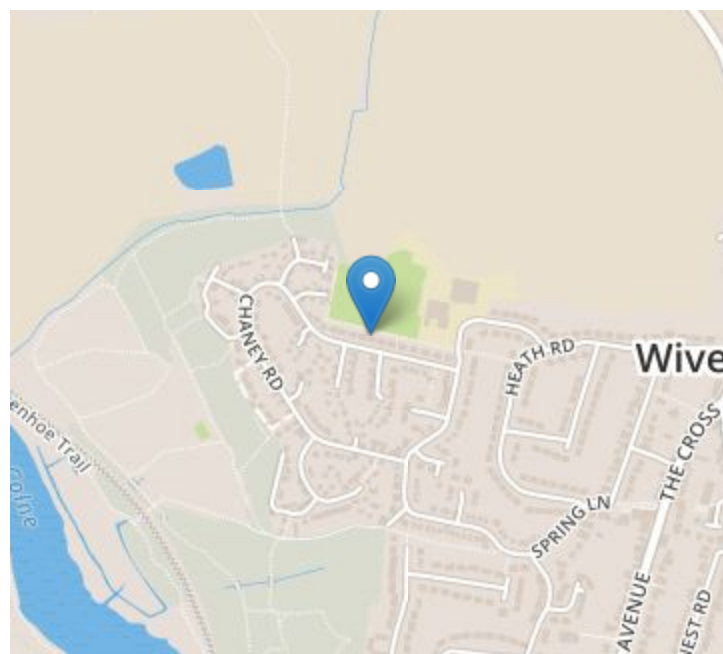
To the front of the property there is a driveway providing off road parking and gated side access to rear garden.

Property Details.

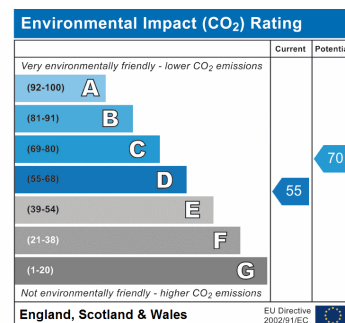
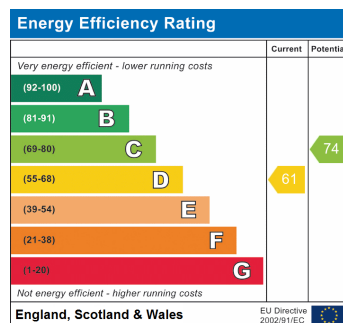
Floorplans



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.