



- Detached Family Home
- Three/Four Bedrooms
- Ground Floor Cloakroom
- Conservatory
- Kitchen/Diner
- Log Burner in Lounge
- Garage And Parking
- Great Gardens

## 1 Jack Hatch Way, Wivenhoe, Colchester, Essex. CO7 9SH.

A spacious and beautifully presented three/four bedroom detached family home situated in a quiet position in the heart of Wivenhoe, within close proximity to the village's great amenities, Station and excellent local schools. The property has been beautifully upgraded by the current owners throughout and enjoys an array of extremely versatile accommodation throughout, with superb living space and a fourth bedroom/family room on the ground floor. The property also features off road parking for two/three cars, a garage and a stunning, surprisingly spacious garden to the rear. Early viewings are highly recommended.





# Property Details.

## Ground Floor

### Entrance Hall

wood effect flooring, radiator, staircase to first floor with storage cupboard under, doors to:

### Cloakroom

Tiled flooring, half tiled walls, low level WC, pedestal hand wash basin, UPVC window to front.

### Living Room



18' x 12' 6" (5.49m x 3.81m) UPVC window to front, double glazed bi-folding doors to conservatory, cast iron log burner with steel flue, TV point, radiator.

### Conservatory



12' 7" x 11' 1" (3.84m x 3.38m) Tiled flooring with thermostatic under floor heating, brick plinth with UPVC double glazing to all aspects, apex roof, French doors to side.

## Family Room/Bedroom Four



13' 3" x 7' 8" (4.04m x 2.34m) With wood effect flooring, radiator, UPVC window to rear.

## Kitchen/Diner



20' 1" x 13' 8" (6.12m x 4.17m) Tile effect flooring, radiator, range of contemporary fitted base and eye level units with high gloss working surfaces and up stands, two Neff ovens one of which is a combination oven and induction hob with extractor hood above, spaces for fridge/freezer, washing machine and integral dishwasher, inset ceramic sink unit with right hand drainer, UPVC window to front and side, UPVC French doors to rear, loft access with drop down ladder.

## First Floor

### Landing

Radiator, loft hatch with drop down ladder, UPVC window to front, airing cupboard and doors to:



# Property Details.

## Bedroom One



14' 6" x 10' 4" (4.42m x 3.15m) Radiator, UPVC window to front, built in wardrobe, door to:

## En-Suite

Vinyl flooring, half tiled walls, chrome heated towel rail, recently re-fitted white suite comprising of low level WC, pedestal hand wash basin, walk in shower cubicle with fully tiled surround and integrated shower, inset spotlights, UPVC window to rear, extractor fan.

## Bedroom Two

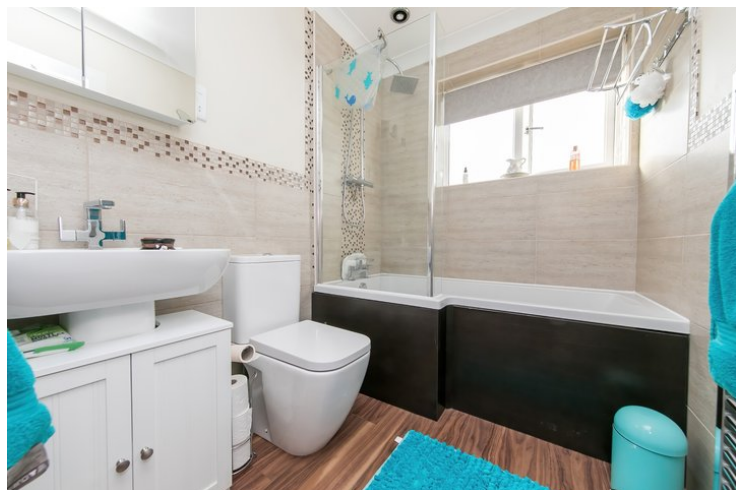


11' 2" x 7' 9" (3.40m x 2.36m) Radiator, UPVC window to front.

## Bedroom Three

9' 6" x 8' (2.90m x 2.44m) Radiator, UPVC window to rear.

## Bathroom



Vinyl flooring, half tiled walls, chrome heated towel rail, contemporary white suite comprising of low level WC, pedestal hand wash basin, panel p-shaped bath with fully tiled surround, integrated shower and glass shower screen over, inset spotlights, UPVC window to rear, extractor fan.

## Outside

To the front of the property there is a private block paved driveway providing off road parking for two/three cars, this leads to a garage and a gate providing secure side access.

## Garden



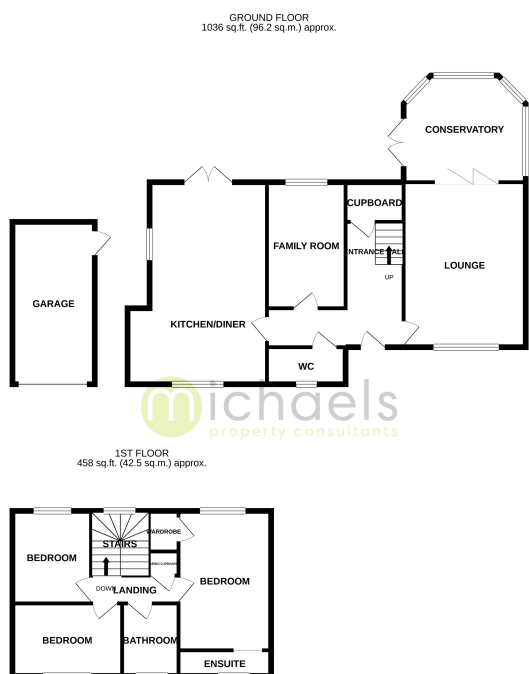
A wonderful garden with a variety of areas including decking, lawn, patio, small ornate pond, garden shed, green house, various shrubs and plants and all enclosed by panel fencing.

## Agents Note

A new Worcester Bosch boiler was fitted last August.

# Property Details.

## Floorplans

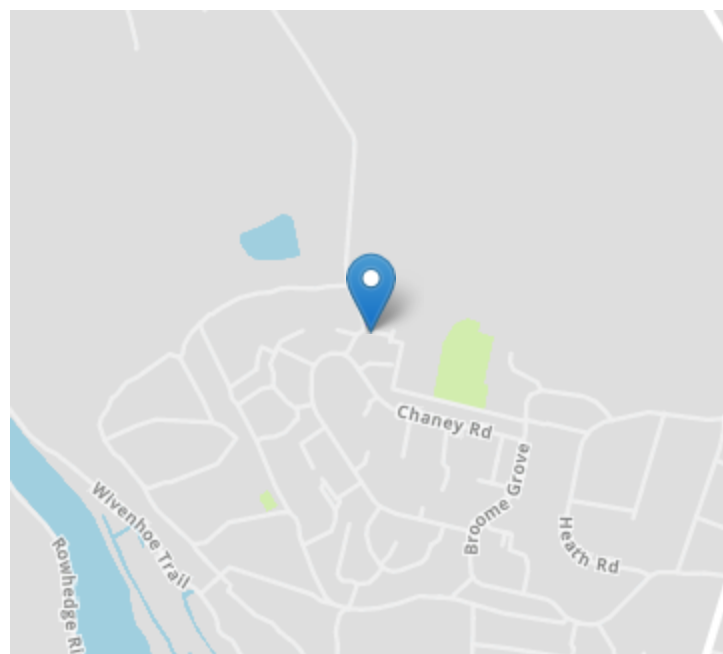


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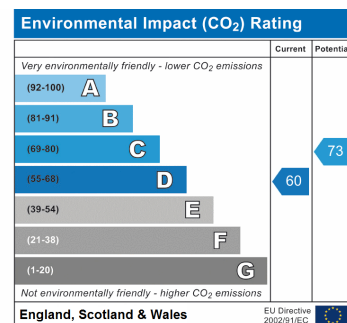
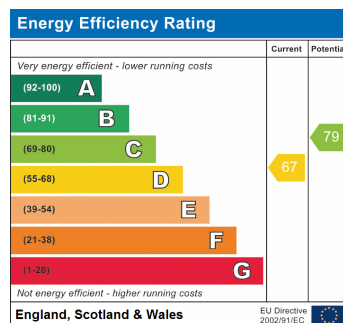
TOTAL FLOOR AREA: 1493 sq.ft. (138.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their condition or availability at the time of completion of the contract.  
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## 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.

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