



- Detached Four Bedroom Family Home
- Double Garage
- Horseshoe Driveway
- Generous Corner Plot
- Attractive South Facing Rear Garden
- Sought After Location In Wivenhoe
- Three Reception Rooms
- Gas Central Heating, UPVC Windows, Cavity Wall Insulation
- Family & En-suite Bathroom Plus Cloakroom
- WiFi Alarm System

20 Woodland Way, Wivenhoe, Colchester, Essex. CO7 9AT.

Ideally located in the sought after location of Woodland Way, Wivenhoe situated within minutes from the mainline station with fast links to London Liverpool Street in just over the hour, a short walk to the Quayside and Waterfront, good pubs, restaurants, excellent schools and vibrant community this substantial plot is rarely available for sale. The property has been previously extended and offers further potential. This four bedroom detached family home's highlights include a horseshoe driveway and double garage creating a welcoming approach, spacious living accommodation internally with three reception rooms overlooking the south facing rear garden, home office, kitchen, utility/ boiler room, cloakroom and first floor bedrooms, en-suite Jack & Jill bathroom and family shower room and is in excellent decorative condition throughout. Early viewing highly advised to avoid disappointment.



Property Details.

Ground Floor

Entrance Hall

Inset spotlights, radiator, stairs to first floor:

Cloakroom

Window to side, radiator, wash hand pedestal basin, tiled splash back, low level WC, understairs storage.

Kitchen



12' 0" x 10' 6" (3.66m x 3.20m) Double glazed window to front, radiator, inset spot lights, tiled floor, range of wall and base units, laminate worktops with concealed lighting over, cooker hood, stainless steel sink, integrated fridge/freezer, space for cooker and dish washer.

Utility/Boiler Room

Window and door to side, tiled floor and walls, roll top worktop, space for washing machine and tumble dryer. door leading to Boiler Room housing 3 year old Ideal Boiler

Diner



11' 5" x 10' 11" (3.48m x 3.33m) Double glazed window to rear, radiator, French doors opening onto the lounge.

Lounge



18' 2" x 13' 2" (5.54m x 4.01m) Double glazed window to rear, patio doors to rear, two radiators, brick fireplace with tiled hearth.

Reception/Family Room



20' 0" x 16' 4" (6.10m x 4.98m) Double glazed windows to side and rear, patio doors opening onto the garden, wall mounted electric heater, range of large built-in storage cupboards, fitted bench seats with storage under, concealed pelmet lighting.

Home Office

9' 1" x 7' 10" (2.77m x 2.39m) Double glazed window to front, radiator.

First Floor

Landing

Double glazed windows to side, loft access. (The loft is part boarded, insulated and has a loft light)

Property Details.

Bedroom One



13' 4" x 11' 06" (4.06m x 3.51m) Double glazed window to rear, radiator, fitted wardrobe, door leading to:

En-suite Jack & Jill Bathroom



Double glazed obscure window to front, radiator, part tiled walls, low level WC, wash hand basin, bath with shower, airing cupboard with immersion heater.

Bedroom Two



13' 0" x 10' 10" (3.96m x 3.30m) Double glazed window to rear, radiator, fitted wardrobe.

Bedroom Three

13' 1" x 8' 2" (3.99m x 2.49m) Double glazed window to rear, radiator, fitted wardrobe.

Bedroom Four

7' 0" x 5' 6" (2.13m x 1.68m) Double glazed window to front, radiator, fitted wardrobe

Family Shower Room

Double glazed obscure window to front, radiator, low level WC, corner shower cubicle, wash hand basin, fitted wall cupboard

Outside

Driveway & Double Garage

A horse shoe driveway creating off road parking for several vehicles, double garage with light, power and motorised garage door. Wide frontage retained by low level brick wall and mature bushes.

Rear Garden



A generous established and well secluded mature garden mainly laid to lawn, with various trees, shrubs and plants, large patio area, side access to the garage and driveway.

